

## **SECTION 7A-752. COMMERCIAL/INDUSTRIAL-LIGHT (C/I-LIGHT) DISTRICT PERMITTED USES.**

- A. Agricultural uses, except animal feedlots.
- B. Licensed day-care facilities and licensed pre-schools, accessory to a business or retail use and intended to serve the employees of the principal use.
- C. Parking and structures as an accessory to the use for which they provide parking.
- D. Public pedestrian trails, but not public parks.
- E. Storage buildings. If the accessory building is secondary to the principal use, the accessory building shall be roofed and painted to be harmonious with the principal building.
- F. Accessory structures for single-family detached homes in existence in the C/I District on May 1, 2003.
- G. Municipal buildings and facilities.

*[§ 7A-748, added by Ord. No. 22-11, effective January 12, 2023.]*

*[§ 7A-748 renumbered as § 7A-752, section title updated by Ord. No. 24-02, effective August 22, 2024.]*

## **SECTION 7A-753. COMMERCIAL/INDUSTRIAL-LIGHT (C/I-LIGHT) DISTRICT CONDITIONAL USES.**

Most uses in the C/I-Light District are established as conditional uses due to physical conditions unique to the area which limit development capacity, including poor soil conditions, high water table, lack of municipal water supply, lack of municipal sanitary sewer, and lack of municipal storm sewer. In establishing new uses, the Planning Commission and City Council may consider the following factors to address environmental concerns, including: (i) non-contamination of the groundwater system through utilization of containment systems for off-site waste disposal and on-site sewage disposal systems; (ii) installation of wells for on-site water supply; and, (iii) installation of local or regional stormwater management facilities, including stormwater ponding and infiltration, to mitigate and manage the impact of construction of impervious surfaces within the district. In addition, the City Council may adopt other reasonable conditions intended to protect the public health, safety and welfare, and to ensure the compatibility of land uses within the C/I-Light District and adjacent to the C/I-Light District. The following uses shall be conditional in the C/I-Light District:

- A. Artisan Shops.
- B. Automotive, Travel Trailer, Farm Implement, and Construction Machinery Sales, but not Salvage Operations or junkyards.
- C. Brewery, Craft/Micro.
- D. Contractor's Shops with accessory Contractor Yard-Limited.
- E. Communication towners and broadcast towers.
- F. Catering Business.
- G. Gasoline sales and related convenience retail sales and car wash.
- H. Greenhouses, nurseries and retail sales of materials raised on the premises (and packaged seeds, soils, soil amendments, gardening tools and hard accessories).
- I. Low Impact, High Technology Manufacturing.
- J. Licensed day care facilities.
- K. Machinery and Equipment Repair, Heavy operating pursuant to an approved Conditional Use Permit in the C/I District on or before December 28, 2022.
- L. Manufacturing-Light.
- M. Medical Uses.
- N. Mortuaries, without crematoriums.
- O. Offices.
- P. Office Showrooms.
- Q. Recreation Facility, commercial.
- R. Restaurants and cafes.
- S. Retail stores and shops.
- T. Residential conversions to commercial, retail, or office uses.
- U. Vehicle service and repair businesses, and body shops, but not Salvage Operations or junkyards.

V. Veterinary animal hospital or clinic, including accessory product sales and accessory small animal patient indoor boarding and grooming.

W. Warehousing and storage facilities.

X. Wholesale establishment.

Y. Expansion of nonconforming uses, subject to the standards in Section 7A.481.

Z. Cannabis delivery service, cannabis transporter and cannabis wholesaler.

*[§ 7A-749, added by Ord. No. 22-11, effective January 12, 2023; amended by Ord. No. 23-01, effective May 4, 2023.]*

*[§ 7A-749 renumbered as § 7A-753, section title updated by Ord. No. 24-02, effective August 22, 2024; amended by Ord. No. 24-04, effective January 2, 2025.]*

#### **SECTION 7A-754. COMMERCIAL/INDUSTRIAL-LIGHT (C/I-LIGHT) INTERIM USES.**

A. Residential dog kennels associated with owner occupied residences in existence in the C/I District on May 1, 2003.

B. Cannabis temporary event.

*[§ 7A-750, added by Ord. No. 22-11, effective January 12, 2023.]*

*[§ 7A-750 renumbered as § 7A-754, section title updated by Ord. No. 24-02, effective August 22, 2024; amended by Ord. No. 24-04, effective January 2, 2025.]*