

Table 18.45.020
Land Uses and Building Types Allowed in the Industrial Districts

| LI – Light Industrial | HI – Heavy Industrial | IP – Industrial Park |
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| <p><u>Allowed Uses</u></p> <p>(A) Accessory uses.</p> <p>(B) Automobile and equipment repair, sales, rental, storage and service.</p> <p>(C) Caretaker dwelling.</p> <p>(D) Freight and trucking.</p> <p>(E) Government facilities (e.g., public safety, utilities, school district bus facilities, public works yards, transit and transportation, and similar facilities).</p> <p>(F) Light manufacture (e.g., electronic equipment, printing, bindery, furniture, and similar goods).</p> <p>(G) Mini-warehouse and storage.</p> <p>(H) Outdoor commercial uses, storage, and sales.</p> <p>(I) Repair services.</p> <p>(J) Research facilities.</p> <p>(K) RV park facilities.</p> <p>(L) Special district facilities (e.g., irrigation district, and similar facilities).</p> <p>(M) Utility facilities, including distribution plant, substation, and service yard.</p> <p>(N) Vocational schools.</p> <p>(O) Warehousing and distribution.</p> <p>(P) Wholesale trade and services.</p> <p>(Q) Wireless communication equipment.</p> <p><u>Conditional Uses</u></p> <p>The planning commission may grant a conditional use permit for the following uses:</p> <p>(A) Auction house (nonlivestock).</p> <p>(B) Private heliport.</p> <p>(C) Horse riding or training facilities or clubs.</p> | <p><u>Allowed Uses</u></p> <p>(A) Uses allowed in the LI zone.</p> <p><u>Conditional Uses</u></p> <p>The planning commission may grant a conditional use permit for the following uses:</p> <p>(A) Manufacturing, assembly, and processing of raw materials.</p> <p>(B) Cement, lime or similar products manufacture.</p> <p>(C) Chemical manufacture.</p> <p>(D) Explosive storage or processing.</p> <p>(E) Livestock auction.</p> <p>(F) Mineral extraction or processing.</p> <p>(G) Rendering plant, tannery, or slaughter house.</p> <p>(H) Solid waste transfer station.</p> | <p><u>Allowed Uses</u></p> <p>(A) Uses allowed in the LI zone when conducted within a building.</p> <p>(B) Commercial uses incidental to and directly related to allowed or conditional uses.</p> <p>(C) Indoor and outdoor recreation facilities.</p> <p>(D) Offices.</p> <p>(E) RV park facilities.</p> <p><u>Conditional Uses</u></p> <p>The planning commission may grant a conditional use permit for the following uses:</p> <p>(A) Community center.</p> <p>(B) Governmental structure or use of land, including playground, park, fire or police station, library, or City Hall.</p> <p>(C) Membership club.</p> <p>(D) Public and private schools.</p> <p>(E) Private or nonprofit education facilities.</p> |