
Chapter 20.24 – Industrial Zoning District [IG]

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- 20.24.020 – Industrial Zoning Districts Land Uses and Permit Requirements
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20.24.010 – Purposes of Industrial Zoning District

The IG zoning district is intended to provide for areas appropriate for a wide range of moderate to low intensity industrial uses (e.g., light manufacturing and research and development) and limited ancillary commercial and office uses).

20.24.020 – Industrial Zoning Districts Land Uses and Permit Requirements

- A. Allowed land uses.** Table 2-13 indicates the uses allowed within each zoning district and the permit required to establish each use, in compliance with Part 5 (Land Use and Development Permit Procedures).
- B. Prohibited land uses.** Any table cell with “—” means that the listed land use is prohibited in that specific zoning district.
- C. Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Code may also apply.

TABLE 2-13 ALLOWED USES AND PERMIT REQUIREMENTS	Industrial Zoning Districts Permit Requirements	
	P	Permitted By-Right
	CUP	Conditional Use Permit (20.66.090)
	MUP	Minor Use Permit (20.66.090)
	LTP	Limited Term Permit (20.66.080)
	---	Not allowed *
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	IG	Specific Use Regulations
Industry, Manufacturing & Processing, Warehousing Uses		
Food Processing	P	
Handicraft Industry	P	
Industry		
Small - 5,000 sq. ft. or less	P	
Large - Over 5,000 sq. ft.	CUP	
Personal Storage (Mini Storage)	MUP	
Research and Development	P	
Warehousing		
Small - 5,000 sq. ft. or less	P	
Large - Over 5,000 sq ft	MUP	
Wholesaling	P	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities	CUP	
Retail Trade Uses		
Alcohol Sales (off-sale)	P	20.60.030
Alcohol Sales (off-sale), Accessory Only	P	
Building Materials and Services	P	
Contractor's Storage Yards	MUP	
Marine Rentals and Sales		
Boat Rentals and Sales	MUP	
Marine Retail Sales	P	
Retail Sales	P	
Service Uses – Business, Financial, Medical, and Professional		
ATM's	P	
Offices - Business, Governmental, and Professional	P	
Service Uses - General		
Adult-Oriented Businesses	P	MC 5.96 20.60.020
Ambulance Services	P	
Animal Sales and Services		
Animal Boarding/Kennels	MUP	20.60.050
Animal Grooming	P	20.60.050
Animal Hospitals/Clinics	MUP	20.60.050
Animal Retail Sales	P	20.60.050
Catering Services	P	
Eating and Drinking Establishments		
Take-Out Service - Limited	P	20.60.090

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	---	Not allowed *
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	IG	Specific Use Regulations
Take-Out Service Only	P	20.60.090
Emergency Shelter	P	20.60.100
Funeral Homes and Mortuaries	CUP	
Health/Fitness Facilities		
Small - 2,000 sq. ft. or less	P	
Large - Over 2,000 sq. ft.	MUP	
Laboratories	P	
Maintenance and Repair Services	P	
Marine Services		
Boat Storage	MUP	
Boat Yards	MUP	
Personal Services		
Studios	P	
Postal Services	P	
Printing and Duplicating Services	P	
Recycling Facilities		
Collection Facility - Large	CUP	20.60.170
Collection Facility - Small	MUP	20.60170
Transportation, Communications, and Infrastructure Uses		
Communication Facilities	P	
Heliports and Helistops	CUP	
Parking Facilities	P	
Utilities	P	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Rentals		
Office Only	P	
Limited	P	
Vehicle/Equipment Rentals and Sales	MUP	
Vehicle/Equipment Repair		
General	CUP	
Limited	MUP	
Vehicle/Equipment Services		
Automobile Washing/Detailing	MUP	
Service Stations	CUP	20.62
Vehicle Storage	MUP	
Other Uses		
Accessory Structures and Uses	P	

TABLE 2-13 ALLOWED USES AND PERMIT REQUIREMENTS	Industrial Zoning Districts Permit Requirements	
	P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *	
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	IG	Specific Use Regulations
Caretaker Residence	P	
Drive-Through Facilities	CUP	20.60.090
Outdoor storage and display	MUP	MUP
Special Events	Municipal Code Chapter 11.03	
Temporary Uses	LTP	20.66.080

* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

20.24.030 – Industrial Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-14, in addition to the development standards in Part 3 (Site Planning and Development Standards).

**TABLE 2-14
DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICTS**

Development Feature	IG	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>	
Lot Area	10,000 sq. ft.	
Lot Width	0	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.040.D (Allowed Encroachment into Setback Areas) for setback measurement, allowed projections into setbacks, and exceptions.</i>	
Front	15 ft.	
Side (interior)	0	
Adjoining a nonindustrial zoning district	10 ft.	
Side (Street side)	15 ft.	
Rear	0	
Adjoining a nonindustrial zoning district	10 ft.	
Floor Area Ratio	0.75, or specified on the Official Zoning Map	
Height	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.050 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>	
	32 ft. with flat roof, less than 4/12 roof pitch	
	37 ft. with sloped roof, 4/12 roof pitch or greater	
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>	
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>	
Lighting	<i>See Section 20.30.060 (Outdoor Lighting).</i>	
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>	
Signs	<i>See Chapter 20.54 (Sign Standards).</i>	

