

## **ARTICLE 12.00**

### **I-1 LIGHT INDUSTRIAL USE ZONE**

#### **12.01 PURPOSE**

The Light Industrial Zone is intended to provide a sufficient amount of land for types of manufacturing or other industries with limited external impacts which, because of their characteristics, can be permitted in relatively close proximity to Residential and Commercial activities, or which, because of special requirements, need locations removed from other types of industries.

#### **12.02 USES PERMITTED OUTRIGHT**

Except for uses and processes listed and specifically prohibited herein, the following are permitted outright within the I-1 Zone:

1. Laboratories.
2. Warehouse including buildings for commercial storage of personal property not used for commercial purposes.
3. Wholesale business salesroom.
4. Manufacturing, compounding, assembling, fabricating, repairing, processing, packaging or treatment industries with limited external impacts; because of their characteristics, or because of special requirements, they need locations removed from heavy types of industry.
5. Farm use.

#### **12.03 CONDITIONAL USES PERMITTED**

In an I-1 Zone the following uses and their accessory uses may be established as conditional uses subject to the approval of the Planning Commission when authorized in accordance with the requirements of Article 21.00.

1. Wood processing.
2. Meat packing plant.

3. Retail businesses such as eating and drinking establishments and service stations.
4. Radio or television transmitter or tower.
5. Airport and heliport.
6. Junkyards.
7. Major manufacturing, repairing, compounding, fabricating, assembling, processing or storage industries.
8. Utility facilities necessary for public service including, but not limited to, substations, power generating facilities for public and private use, and/or other related structural uses.
9. Boarding of dogs for profit.
10. Other uses per criteria in Section 21.06 2.
11. Security residence, required to satisfy the following:
  - A. A security residential use is a subordinate use to principal property uses in an I-1 Light Industrial Zone and may not remonstrate against any other permitted or conditional use in an I-1 Light Industrial Zone.
  - B. A security residence is secondary, incidental and subordinate to a principal property use. The principal property use must be existing and the predominant use.
  - C. A security residence is limited in scope and size compared to a single-family dwelling and is either a loft or studio residence inside the principal property use or travel trailer on the same lot or parcel as the principal property use. The security residence may include habitable rooms to be occupied by a security person including living, sleeping, cooking and eating spaces not to exceed a maximum size of seven hundred fifty (750) square feet. Only one room may be provided for sleeping.
  - D. A security residence is specific to the principal property use and is not transferable to subsequent changed uses. If the principal property use is changed or discontinued a new Conditional Use approval would be necessary to grant a new or reauthorized security residence.
  - E. A security residence shall not detract from the property's appearance and where applicable shall meet the La Grande/Union County Airport Light Industrial Park Development, Performance and Maintenance Standards.

## **12.04 DIMENSIONAL STANDARDS**

1. Minimum lot size:

No limitation, except where Oregon Department of Environmental Quality Standards require a minimum area for sewage disposal.

2. Setback requirements:

No limitation, except where development is:

- A. Adjacent to a Residential Zone: At least

Residential Zone setback requirements shall apply.

- B. On corner lots: Corner lots shall have no sight obstruction exceeding 2.5 feet in height, located closer than 20-feet from the lot corner to the nearest street corner.

## **12.05 DEVELOPMENT STANDARDS**

1. Off-street parking and loading shall be provided in accordance with Section 20.11 of this Ordinance.
2. Site plans in accordance with Section 20.10 of this Ordinance, shall be submitted and approved by the Planning Commission prior to issuance of a building permit.
3. Sign standards in the I-1 Zone shall be the same as standards in Section 10.04 3.