

Chapter 17.12

LIGHT INDUSTRIAL ZONE (I-1)

17.12.010 Purpose and intent.

The purpose and intent of the light industrial zone (I-1) is to implement the industrial category of the Comprehensive Plan. The light industrial zone provides a location for high technology industrial and incidental commercial uses of a light intensity, which has minimal environmental impacts. Restrictive development standards of this zone are intended to result in a clean, quiet industrial development, with primary activities conducted in enclosed buildings. Developments in this zone are characterized by park-like grounds and attractive buildings, which are compatible with nearby residential and commercial land uses. In the light industrial zone, no building or premises shall be used nor any building or structure hereafter erected or altered unless otherwise provided in this title.

17.12.020 Permitted uses.

Land uses permitted in the I-1 zone are listed in the zoning matrix. Any land or buildings in the light industrial zone may hereafter be used, or may be constructed to be used, for industrial uses and those commercial uses allowed in the C-2 zone, except for those commercial uses only permitted in the C-1 zone. The City Planner and Code Enforcement Officer are to determine if compatibility exists between uses. Industrial uses are the uses of land and buildings for manufacturing, processing, fabrication, assembly, freight handling, or similar operations. In the light industrial zone, all industrial operations shall:

- A. Be carried on in such a manner and with such precautions against fire and explosion hazards as to be acceptable to the City Fire Chief or designee;
- B. Store all raw materials, finished products, machinery, and equipment, including company-owned or operated trucks and motor vehicles, within an entirely closed building or sight-obscuring, nonpierced fence not less than six feet in height. Liquids shall be stored in underground tanks in accordance with uniform standards prescribed by the City Fire Chief or designee and the fire district concerned;
- C. Emit no obnoxious odors of any kind;
- D. Exhaust no waste into the air or dust created by industrial operation;
- E. Discharge no treated or untreated sewage or industrial waste into any surface water or onto open ground. All methods of sewage and industrial waste treatment and disposal shall be approved by the Spokane County Regional Health District, and shall meet the requirements of the Spokane County Air Pollution Control Authority;
- F. Carry on no operation that would produce heat or glare perceptible from any property line of the lot on which the industrial operation is located;
- G. Use no industrial and exterior lighting in a manner that produces glare on public highways and neighboring property;
- H. Conduct no mining, extracting, filling, or soil stripping operations;
- I. Use only oil, gas, or electricity as industrial fuel;
- J. Conform to the most recent City ordinance concerning noise levels.

17.12.030 Conditional uses.

In accordance with AHMC [17.03.110](#) through [17.03.140](#), the Hearing Examiner may grant approval for certain conditional uses listed on the zoning matrix in the I-1 zone, when satisfied that the use will be in consistent with the Comprehensive Plan and the intent of the I-1 zone, and when the conditional use will not have a material adverse effect on neighboring properties. In granting such approval, the Hearing Examiner may require special restrictions such as sight-obscuring fences, suitable landscaping, yard requirements, signs, etc., and may also require time limits for the proposed use. Mitigation restrictions for the suppression of noise, smoke, or odors may be required.

17.12.040 Prohibited uses.

Prohibited uses in the restricted industrial zone include, but are not limited to, the following:

- A. Cemeteries;
- B. Public and parochial schools, general hospitals, sanitariums, and churches;

C. Slaughterhouses; stockyards; fat rendering; soap manufacture; glue manufacture; tannery; paper manufacture; wool scouring and cleaning; cotton textile sizing, scouring, bleaching, dyeing and similar uses; varnish manufacture; and creosote and creosote products manufacture;

D. The production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, and bleaching compound;

E. The production and processing of coal and coal tar, the processing of petroleum and petroleum products, the aboveground storage of petroleum products, and petroleum refining;

F. The extraction, preparation, and processing of dust-producing mineral products, including, but not limited to, abrasives, cement, lime, fertilizer, plaster, crushed stone, and the mining of sand, gravel, or top soil;

G. The smelting and reduction of metallic ores including, but not limited to, blast furnaces, open hearth, electrical furnaces, Bessemer converters, and nonferrous metal smelters;

H. The manufacture and storage of explosive products, including, but not limited to, dynamite and commercial explosives, TNT, military explosives, and fireworks;

I. Auto wrecking yards and the storage of junk;

J. General residential uses.

17.12.050 Development standards.

Before the issuance of a building permit, evidence of compliance with AHMC [17.12.060](#) through [17.12.140](#) shall be provided to the Planning Department.

17.12.060 Density.

No density requirements apply in the I-1 zone, except for those areas within the Fairchild Air Force Base accident potential zones defined in Chapter [17.15](#) AHMC. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

17.12.070 Minimum lot area and frontage.

A minimum lot size of 15,000 square feet shall apply in the I-1 zone. A minimum street frontage of 100 feet is required.

17.12.080 Minimum yards.

A. Minimum setback requirements from lot lines are as follows:

Front yard – 35 feet from the property line or 65 feet from the centerline

Rear yard – 15 feet

Side yard – 5 feet per story except for attached buildings

Corner yard – 25 feet from the property line or 55 feet from the centerline.

B. The Technical Review Committee may alter these setback guidelines if a design is proposed that differs from these standards, but still provides the same level of safety and aesthetics as intended by these setbacks

17.12.090 Building coverage and height.

A. The maximum building coverage shall be 60 percent of the lot area.

B. No building hereafter erected or structurally altered in a restricted industrial zone shall exceed three stories or a maximum height of 50 feet above the mean ground level.

17.12.100 Parking standards.

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

17.12.110 Sign standards.

Signage standards for uses in the I-1 zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC.

17.12.120 Fence and wall standards.

Fence and wall standards for uses in the I-1 zone shall be provided in accordance with the requirements of Chapter [17.20](#) AHMC.

17.12.130 Landscaping standards.

Landscaping standards for uses in the I-1 zone shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC.

17.12.140 Storage standards.

Storage standards for uses in the I-1 zone shall be provided in accordance with the requirements of Chapter [17.25](#) AHMC.