

## **750 E. Linton Avenue - Zoning Ordinance**

Property is zoned I-1

### **F. Industrial Districts.**

1. I-1 Restricted Industrial District Purpose: The I-1 Restricted Industrial District is intended to allow a compatible mixture of selected industrial uses and commercial uses. Permitted uses in this district are inclusive of **all uses allowed in the B-1, B-2, and B-3 Districts**, except for adult uses, along with light industrial uses that are in accordance with the applicable performance standards. Dwelling and lodging units are not permitted except for watchman's quarters. Only one watchman's quarters is allowed per business.

### **I-1 RESTRICTED INDUSTRIAL DISTRICT**

17.28.010 Permitted Uses. Permitted uses in the I-1 District are:

Uses permitted in the **B-1, B-2, B-3** Districts. Dwelling units and lodging rooms are not permitted except for a single watchman's quarters. Manufactured homes are permissible watchman's quarters. Any establishment engaged in production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, provided operations conform with the performance standards and other general requirements applicable to this district set forth in Chapter 17.34.

Conditional Permitted Uses in the B-1, B-2 and B-3 districts except heliports, taverns and adult uses

Arenas, auditoriums and stadiums, open or enclosed  
Building material sales with outside storage  
Bus stations, terminals & garages  
Cartage and express facilities  
Car washes  
Contractor's office, shops & yards  
Dental service facilities & clinics  
Fertilizer sales and service  
Fire stations  
Fuel sales  
Garages, for storage, repair, and servicing of motor vehicles, but not including body shops or spray painting  
Gas regulators  
Grain elevators  
Greenhouses – wholesale  
Highway maintenance shops & yards

Hotels, camps for railroad labor – sleeping, lodging, eating and related facilities  
Ice sales  
Medical service facilities & clinics  
Microwave relay towers  
Motor freight terminals  
Offices and lodges of labor organizations  
Packing and crating  
Police stations  
Printing  
Publishing establishments  
Radar installations and towers  
Railroad passenger stations  
Television transmission equipment buildings

#### **E. Business Districts.**

1. B-1 Neighborhood Business District Purpose: The B-1 neighborhood Business District is established to provide basic goods and services for the residents of the surrounding neighborhood. It provides for small scale operations which will satisfy the needs of the local consumer.

2. B-2 Retail Business District Purpose: The B-2 Retail Business District is designed to provide for a wide range of retail sales and service uses, excluding such goods and services which are durable or industrial in character. Uses permitted in the B-1 District are also permitted.

3. B-3 General Business District Purpose: The B-3 General Business District is created to permit a wide spectrum of commercial uses. Permitted uses in this district are inclusive of all uses allowed in the B-1 and B-2 Districts and also include goods and services which are durable or industrial in character and semi-commercial industrial services that support the retail functions in nearby major commercial centers. The B-3 District is also designed to accommodate highway-oriented services.