

Zone District: I-1 (Light Industrial District)

Purpose. The standards of this district (I-1) are designed to retain and provide areas for the development of light manufacturing or wholesaling activities in a park-like atmosphere to the exclusion of non-compatible uses or operations.

Setbacks:	Front:	25'	Side:	25'	Rear:	25'
Coverage:	25%					
Floor Area Ratio:	.5					
Max. Height:	45'					
Minimum Lot Width:	100'					
Minimum Lot Size:	20,000 Square Feet					

PERFORMANCE STANDARDS:

Sec. 17-4-5. Schedule of District Regulations (Part IV, Nonresidential).

The applicant shall submit proof that he or she can or will meet the applicable performance standards listed within Section 17-4-5.

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

- | | | |
|-----------------------------------|---|--------------------------------------|
| 1. Accessory community garden | 14. Dog care facility | 27. Rental shop, general |
| 2. Artist studio | 15. Food and drink processing facility, minor | 28. Repair shop, consumer items |
| 3. Auction house | 16. Gas station | 29. Repair shop, durable goods |
| 4. Automobile dealership | 17. Kennel (cattery) | 30. Retail sales, auto parts |
| 5. Automobile rental | 18. Laboratory | 31. Retail sales, building materials |
| 6. Automobile repair, body shop | 19. Manufacturing and production | 32. Retail sales, tires |
| 7. Automobile repair, lube shop | 20. Microbrewery | 33. Sign, billboard |
| 8. Automobile repair, repair shop | 21. Mineral springs | 34. Tow service |
| 9. Blood bank or donor station | 22. Nursery | 35. Truck parking |
| 10. Broadcasting studio | 23. Parking lot | 36. Truck sales and service |
| 11. Car wash | 24. Print shop | 37. Truck stop |
| 12. Commissary | 25. Public utilities | 38. Wholesaling uses |
| 13. Contractor's shop | 26. Rental shop, equipment | 39. Woodworking |

Uses by review.

- | | | |
|----------------------------------|---|--------------------------------------|
| 1. Accessory commissary | 16. Food and drink processing facility, major | 31. Recycling collection center |
| 2. Accessory drive-thru | 17. General service | 32. Recycling processing facility |
| 3. Accessory emergency generator | 18. Instructional studio | 33. Residence, watchman or caretaker |
| 4. Airport, private | 19. Laundry service | 34. Restaurant |
| 5. Automobile auction | 20. Mobile home sales | 35. Restaurant, carry-out |
| 6. Bar, tavern | 21. Natural deposits, extraction | 36. Retail sales, garden center |
| 7. Brewpub | 22. Natural deposits, processing | 37. Shooting range |
| 8. Catering service | 23. Parking structure | 38. Smoking lounge |
| 9. Charitable institution | 24. Parks, trails and open space | 39. Storage facility, self-storage |
| 10. Civic club | 25. Pawnshop | 40. Taxidermist |
| 11. Commercial, established | 26. Racetrack | 41. Theater, drive-in |
| 12. Community center | 27. Recreation facilities, general | 42. Tow yard |
| 13. Contractor's yard | 28. Recreation facilities, indoor | 43. Veterinary clinic |
| 14. Farming or ranching | 29. Recreational vehicle, sales and service | 44. Wind Turbine |
| 15. Flea market | 30. Recycling center | |

Conditional uses:

- | | | |
|---|---|---------------------------------------|
| 1. Accessory antenna | 7. Food warehousing | 14. Temporary construction yard |
| 2. Accessory commercial patio | 8. Legal non-conforming uses | 15. Temporary mobile auto repair |
| 3. Accessory medical marijuana home cultivation | 9. Pawnshop, automobile | 16. Temporary mobile food vendor |
| 4. Accessory solar array | 10. Retail marijuana cultivation facility | 17. Temporary outdoor sales, seasonal |
| 5. Community garden | 11. Retail marijuana product manufacturing facility | 18. Tower (Antenna) |
| 6. Development in floodplain | 12. Retail marijuana testing facility | 19. Warehousing use |
| | 13. School, trade | |