

**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.**

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|-----------------------------------|---|--------------------------------------|
| 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.**

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|----------------------------------|---|--------------------------------------|
| 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:**

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|---|---|---------------------------------------|
| 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                                   |                                       |