

Zone District: I-2 (Industrial District)

Purpose. The standards of this district (I-2) are designed to retain and provide areas for the manufacture, warehousing and limited retailing of products which by their inherent characteristics and the operations involved are not obnoxious to one another or surrounding uses.

Setbacks: Front: 0' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
 Floor Area Ratio: 1
 Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
 Minimum Lot Width: 50'
 Minimum Lot Size: 10,000 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 in 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 | 18. Food and drink processing facility, minor | 35. Repair shop, durable goods |
| 2. Accessory emergency generator | 19. Gas station | 36. Retail sales, auto parts |
| 3. Artist studio | 20. Kennel | 37. Retail sales, building materials |
| 4. Auction house | 21. Laundry service | 38. Retail sales, tires |
| 5. Automobile dealership | 22. Manufacturing and production | 39. Storage facility, outdoor |
| 6. Automobile rental | 23. Microbrewery | 40. Storage facility, self-storage |
| 7. Automobile repair, body shop | 24. Mineral springs | 41. Taxidermist |
| 8. Automobile repair, lube shop | 25. Parking lot | 42. Theater, drive-in |
| 9. Automobile repair, repair shop | 26. Print shop | 43. Tree service |
| 10. Batch plant | 27. Public utilities | 44. Tow service |
| 11. Broadcasting studio | 28. Racetrack | 45. Truck parking |
| 12. Car wash | 29. Recreation facilities, general | 46. Truck sales and service |
| 13. Contractor's shop | 30. Recreation facilities, indoor | 47. Truck stop |
| 14. Contractor's shop | 31. Refuse collection company | 48. Trucking terminal |
| 15. Dog care facility | 32. Rental shop, equipment | 49. Veterinary clinic |
| 16. Equestrian event facilities | 33. Rental shop, general | 50. Wholesaling uses |
| 17. Exterminator | 34. Repair shop, consumer items | 51. Woodworking |

Uses by review.

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| 1. Accessory commissary | 18. Instructional studio | 33. Restaurant, carry-out |
| 2. Accessory composting facility | 19. Laboratory | 34. Retail sales, garden center |
| 3. Accessory drive-thru | 20. Mobile home sales | 35. Salvage yard |
| 4. Airport, private | 21. Natural deposits, extraction | 36. Shooting range |
| 5. Automobile auction | 22. Natural deposits, processing | 37. Sign, billboard |
| 6. Bar, tavern | 23. Nursery | 38. Smoking lounge |
| 7. Brewpub | 24. Parking structure | 39. Solid wastes transfer station |
| 8. Catering service | 25. Parks, trails and open space | 40. <u>Temporary carnival</u> |
| 9. Charitable institution | 26. Pawnshop | 41. <u>Tow yard</u> |
| 10. Civic club | 27. Recreational vehicle, sales and
service | 42. <u>Wind turbine</u> |
| 11. Commercial, established | 28. Recycling center | |
| 12. Commissary | 29. Recycling collection center | |
| 13. Community center | 30. Recycling processing facility | |
| 14. Farming or ranching | 31. Residence, watchman or
caretaker | |
| 15. Flea market | 32. Restaurant | |
| 16. Food and drink processing
facility, major | | |
| 17. General service | | |

Conditional uses:

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