

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

Uses by review.

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

Conditional uses:

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