

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 | 17. Food and drink processing facility, minor | 31. Public utilities |
| 2. Accessory dwelling unit, established | 18. Gas station | 32. Rental shop, equipment |
| 3. Artist studio | 19. Kennel (cattery) | 33. Rental shop, general |
| 4. Auction house | 20. Laboratory | 34. Repair shop, consumer items |
| 5. Automobile dealership | 21. Manufacturing and production | 35. Repair shop, durable goods |
| 6. Automobile rental | 22. Microbrewery | 36. Retail sales, auto parts |
| 7. Automobile repair, body shop | 23. Mineral springs | 37. Retail sales, building materials |
| 8. Automobile repair, lube shop | 24. Natural medicine, cultivation facility | 38. Retail sales, tires |
| 9. Automobile repair, paintless dent repair | 25. Natural medicine, product manufacturing facility | 39. Tow service |
| 10. Automobile repair, repair shop | 26. Natural medicine, testing facility | 40. Truck parking |
| 11. Blood bank or donor station | 27. Nursery | 41. Truck sales and service |
| 12. Broadcasting studio | 28. Parking lot | 42. Truck stop |
| 13. Car wash | 29. Photography studio | 43. Wholesaling uses |
| 14. Commissary | 30. Print shop | 44. Woodworking |
| 15. Contractor's shop | | |
| 16. Dog care facility | | |

Uses by review.

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| 1. Accessory commissary | 16. Food and drink processing facility, major | 30. Recycling center |
| 2. Accessory drive-thru | 17. General service | 31. Recycling collection center |
| 3. Accessory emergency generator | 18. Instructional studio | 32. Recycling processing facility |
| 4. Airport, private | 19. Laundry service | 33. Residence, watchman or caretaker |
| 5. Automobile auction | 20. Mobile home sales | 34. Restaurant |
| 6. Bar, tavern | 21. Natural deposits, extraction | 35. Restaurant, carry-out |
| 7. Brewpub | 22. Natural deposits, processing | 36. Retail sales, garden center |
| 8. Catering service | 23. Parking structure | 37. Shooting range |
| 9. Charitable institution | 24. Parks, trails and open space | 38. Smoking lounge |
| 10. Civic club | 25. Pawnshop | 39. Storage facility, self-storage |
| 11. Commercial, established | 26. Racetrack | 40. Taxidermist |
| 12. Community center | 27. Recreation facilities, general | 41. Theater, drive-in |
| 13. Contractor's yard | 28. Recreation facilities, indoor | 42. Tow yard |
| 14. Farming or ranching | 29. Recreational vehicle, sales and service | 43. Veterinary clinic |
| 15. Flea market | | 44. Wedding Facility |
| | | 45. Wind Turbine |

Conditional uses:

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| 1. Accessory antenna | 10. Medical marijuana infused product manufacturing facility | 16. Retail marijuana testing facility |
| 2. Accessory commercial patio | 11. Medical marijuana testing facility | 17. School, trade |
| 3. Accessory medical marijuana home cultivation | 12. Mobile food unit | 18. Temporary construction yard |
| 4. Accessory solar array | 13. Pawnshop, automobile | 19. Temporary mobile auto repair |
| 5. Community garden | 14. Retail marijuana cultivation facility | 20. Temporary outdoor sales, seasonal |
| 6. Development in floodplain | 15. Retail marijuana product manufacturing facility | 21. Tower (Antenna) |
| 7. Food warehousing | | 22. Warehousing uses |
| 8. Legal non-conforming uses | | |
| 9. Medical marijuana cultivation facility | | |