

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 | 17. Dog care facility | 30. Parking lot |
| 2. Accessory dwelling unit, established | 18. Equestrian event facilities | 31. Photography studio |
| 3. Accessory emergency generator | 19. Exterminator | 32. Print shop |
| 4. Artist studio | 20. Food and drink processing facility, minor | 33. Public utilities |
| 5. Auction house | 21. Gas station | 34. Racetrack |
| 6. Automobile dealership | 22. Kennel (cattery) | 35. Recreation facilities, general |
| 7. Automobile rental | 23. Laundry service | 36. Recreation facilities, indoor |
| 8. Automobile repair, body shop | 24. Manufacturing and production | 37. Refuse collection company |
| 9. Automobile repair, lube shop | 25. Microbrewery | 38. Rental shop, equipment |
| 10. Automobile repair, paintless dent repair | 26. Mineral springs | 39. Rental shop, general |
| 11. Automobile repair, repair shop | 27. Natural medicine cultivation facility | 40. Repair shop, consumer items |
| 12. Batch plant | 28. Natural medicine product manufacturing facility | 41. Repair shop, durable goods |
| 13. Broadcasting studio | 29. Natural medicine testing facility | 42. Retail sales, auto parts |
| 14. Car wash | | 43. Retail sales, building materials |
| 15. Contractor's shop | | 44. Retail sales, tires |
| 16. Contractor's yard | | 45. Storage facility, outdoor |
| | | 46. Storage facility, self-storage |

Uses by right.

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| 47. Taxidermist | 52. Truck sales and service | 57. Woodworking |
| 48. Theater, drive-in | 53. Truck stop | |
| 49. Tree service | 54. Trucking terminal | |
| 50. Tow service | 55. Veterinary clinic | |
| 51. Truck parking | 56. Wholesaling uses | |

Uses by review.

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| 1. Accessory commissary | 17. General service | 32. Restaurant |
| 2. Accessory composting facility | 18. Instructional studio | 33. Restaurant, carry-out |
| 3. Accessory drive-thru | 19. Laboratory | 34. Retail sales, garden center |
| 4. Airport, private | 20. Mobile home sales | 35. Salvage yard |
| 5. Automobile auction | 21. Natural deposits, extraction | 36. Shooting range |
| 6. Bar, tavern | 22. Natural deposits, processing | 37. Smoking lounge |
| 7. Brewpub | 23. Nursery | 38. Solar array |
| 8. Catering service | 24. Parking structure | 39. Solid wastes transfer station |
| 9. Charitable institution | 25. Parks, trails and open space | 40. Temporary carnival |
| 10. Civic club | 26. Pawnshop | 41. Tow yard |
| 11. Commercial, established | 27. Recreational vehicle, sales and service | 42. Wedding facility |
| 12. Commissary | 28. Recycling center | 43. Wind turbine |
| 13. Community center | 29. Recycling collection center | |
| 14. Farming or ranching | 30. Recycling processing facility | |
| 15. Flea market | 31. Residence, watchman or caretaker | |
| 16. Food and drink processing facility, major | | |

Conditional uses:

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| 1. Accessory antenna | 10. Medical marijuana infused product manufacturing facility | 17. Retail sales, retail marijuana |
| 2. Accessory commercial patio | 11. Medical marijuana testing facility | 18. School, trade |
| 3. Accessory medical marijuana home cultivation | 12. Mobile food unit | 19. Temporary construction yard |
| 4. Accessory solar array | 13. Pawnshop, automobile | 20. Temporary mobile auto repair |
| 5. Community garden | 14. Retail marijuana cultivation facility | 21. Temporary outdoor sales, seasonal |
| 6. Development in floodplain | 15. Retail marijuana product manufacturing facility | 22. Tower (Antenna) |
| 7. Food warehousing | 16. Retail marijuana testing facility | 23. Warehousing uses |
| 8. Legal non-conforming uses | | |
| 9. Medical marijuana cultivation facility | | |