

INDUSTRIAL DISTRICTS

IN-1

Light Industrial

The light industrial district is intended for lower intensity assembly, manufacturing, research, or warehousing uses and where the main functions of the use occur indoors. Limited outdoor storage and display is permitted. Light industrial uses should be located along major roadways, but not directly along US Highway 290.

Permitted and Conditional Uses

Non- Residential Uses

Adult Oriented Business (c/s)	Offices, showroom
Art Studio or gallery	Offices, Warehouse (c)
Automobile repair (major) (c)	Off-site Accessory Parking
Automobile repair (minor) (c)	Pawnshop (c)
Brewery, micro (c)	Portable Building Sales
Brewery, regional (c)	Product Development Services (general)
Communication Services or Facilities	Recreational Vehicle sale, service, and rental (c)
Construction and Equipment sales (major)	Recycling operation (indoor)
Construction and Equipment Sales (Minor)	Religious Assembly
Contractor's shop (c)	Research Services (General)
Data Center	Shooting Range (Indoor)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Court Establishment (c/s)	Truck Stop or Travel Center
Food Preparation (c)	Utility services, major (c)
Funeral Services (c)	Utility services (minor)
Governmental facilities	Vehicle Storage facility (c)
Industrial Use, light	Wireless Transmission Facilities, attached (c)
Kennel (c)	Wireless Transmission Facilities, monopole (c/s)
Laundry Service	Wireless Transmission Facilities, stealth (c)
Mini-Storage Warehouse (c)	
Offices, Government	

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Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	50% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	60%	Streetside Setback	15 ft
		Exterior Side Setback	50 ft ⁶
		Rear Setback	50 ft ⁷
Landscape	15% ³		
Bufferyard	40 ft ⁴		
Streetscape yard	15 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 1 Tree per 800 s.f. of landscaped area.
4 shrubs per 800 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 20 ft

⁷ Setback to non-residential can be 30 ft.