

Footnotes:

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**Editor's note**— Ord. No. 2019-028, § 2, adopted September 17, 2019, repealed the former Ch. 17.28, §§ 17.28.010—17.28.060, and enacted a new Ch. 17.28 as set out herein. The former Ch. 17.28 pertained to similar subject matter and derived from Ord. 2013-41 § 3, 2013; Ord. 2012-18 §1.

17.28.010 - Description and purpose.

- A. Business/Commercial (B). The primary use within the B District is intended to allow for appropriately located groups of retail stores, office buildings, service establishments and civic uses serving the needs of the neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.
- B. Light Industrial (I-1). The I-1 District is intended to allow industrial development with minimal impact to residential and commercial areas. Such zones will require setbacks and landscaping to ensure compatibility with any abutting residential areas. The regulations of this District are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding or abutting residential districts. To these ends, development is limited to low intensity, external effects are limited and permitted uses are limited to those manufacturing and wholesaling activities which can be operated in a clean and quiet manner. Beginning June 1, 2022, no additional properties will be zoned I-1; provided, however, that all properties with existing I-1 zoning will continue to be classified as I-1, and will continue to be subject to the requirements that apply to I-1 zoning districts.
- C. General Industrial (I-2). The I-2 District intended to allow a less restrictive type of industrial development where the necessary characteristics of industrial operation will not adversely affect nearby residential and business uses. The purpose of the District is to permit the normal operation of almost all industries, subject to those regulations necessary for mutual protection of nearby property owners in the lawful use of their respective properties, and the public health, safety and general welfare. Beginning June 1, 2022, no additional properties will be zoned I-2; provided, however, that all properties with existing I-2 zoning will continue to be classified as I-2, and will continue to be subject to the requirements that apply to I-2 zoning districts.
- D. Industrial/employment (I-E). The I-E District is intended to support the local economy through job creation and economic development and the establishment of employment-based businesses in town-wide industrial employment centers, with minimal impact to residential and commercial areas. The regulations of this district are intended to provide structural standards, including standards governing intensity of use and external effects, that are compatible with the surrounding and/or abutting residential districts. Accordingly, development is limited to those low-intensity employment, manufacturing, and wholesaling uses that can be operated in a clean and quiet manner.
- E. For those properties zoned PD, the PD plan for which references the I-1 and/or I-2 use allowance, any property so designated shall be developed in accordance with the I-1 and/or I-2 design criteria set forth in this chapter, as applicable.

(Ord. No. 2023-007, § 11, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

17.28.020 - Reserved.

- A. Uses permitted by right (P), allowed by Use by Special Review (UBSR), or disallowed (N) in each of the respective Business/Commercial, Industrial and Overlay Zoning Districts are listed in the chart below. For overlay districts, a (U) indicates that a use is permitted or disallowed on the basis of the underlying zoning district.

<i>Use</i>	<i>B Business/ Commercial</i>	<i>I-1 Light Industrial</i>	<i>I-2 General Industrial</i>	<i>I-E Industrial Employment District</i>	<i>WNZOD Wolfens- berger Overlay</i>	<i>DOD Downtown Overlay</i>	<i>FSOD Front Street Overlay</i>
Airport	N	N	N	N	U	U	U
Alcoholic beverage sales	P	P	P	N*	P	P	U
Asphalt/concrete plant	N	N	P	N	U	U	U
Assisted living/memory care	UBSR	UBSR	UBSR	N	U	P	UBSR
ATM/kiosk (stand-alone)	P	P	P	P	U	U	U
Auto body and vehicle/RV/boat equipment and repair	UBSR	P	P	P	P	N	U
Automobile/vehicle/ RV/boat/motorcycle/ all-terrain vehicles/ equipment sales and leasing	UBSR	P	P	N	U	N	U
Automobile service/fuel station/wash/rental	P	P	P	N	U	U	U
Bed and breakfast	P	N	N	N	P	P	P

Cemetery	UBSR	UBSR	UBSR	N	U	U	U
Clinic	P	P	P	N	U	U	U
College/university/ vo-tech	P	P	N	N	P	P	U
Commercial amusement, indoor	P	P	UBSR	N	P	P	U
Commercial amusement, outdoor	UBSR	UBSR	UBSR	N	U	U	U
Day care center	UBSR	UBSR	UBSR	N	P	P	UBSR
Disposal service	N	N	N	N	U	U	U
Educational facility	UBSR	N	N	N	UBSR	UBSR	UBSR
Gym/health club	P	P	UBSR	N	U	U	U
Heavy industry	N	N	UBSR	N	U	U	U
Helistop/heliport	UBSR	UBSR	UBSR	UBSR	U	U	U
Hospital	P	P	P	N	U	U	U
Hotel/motel	P	N	N	N	P	P	U
Institutional care	N	UBSR	P	N	U	U	U
Kennel/doggy daycare	UBSR	UBSR	UBSR	N	P	U	U
Light industry	N	P	P	P	P	U	U
Live-work unit	P	N	N	N	U	P	P
Medical lab	P	P	P	P	P	P	U
Mineral extraction	N	N	N	N	U	U	U

Multi-family	UBSR	N	N	N	P	P	P
Multi-modal transit facility	UBSR	UBSR	UBSR	UBSR	U	P	U
Natural medicine healing center	N	P	P	N	N	N	N
Natural medicine cultivation facility, natural medicine products manufacturer, and natural medicine testing facility	N	P	P	N	N	N	N
Nursery/greenhouse	UBSR	P	P	N	U	P	UBSR
Nursing home	UBSR	N	N	N	U	U	U
Office	P	P	P	P	P	P	P
Oil and gas production	UBSR	UBSR	UBSR	N	U	U	U
Parking facility (stand-alone lot/structure)	P	P	P	N	U	U	P
Place of worship	P	UBSR	UBSR	N	P	U	UBSR
Private club	P	P	UBSR	N	U	U	P
Public facilities	P	P	P	P	P	P	UBSR
Recreation, indoor	P	P	UBSR	N	P	P	U
Recreation, outdoor	P	P	P	N	P	P	U
Recycling center and salvage	N	N	P	N	U	U	U

Recycling drop-off	P	P	P	N	U	U	U
Rehabilitation clinic/facility	N	UBSR	P	N	U	U	U
Restaurant	P	P	P	N	P	P	P
Retail	P	P	P	N*	P	P	P
Self-storage facility	N	P	P	N	UBSR	U	U
Service, commercial	P	P	P	P	P	P	U
Service, personal	P	N	N	N	P	P	P
Service, repair	P	P	P	P	P	U	UBSR
Sexually oriented business	N	P	P	N	U	U	U
Shooting range, indoor	UBSR	P	P	N	U	U	U
Storage yard	N	P	P	N**	U	U	U
Studio classes	P	N	N	N	P	P	P
Towing and storage of inoperable vehicles	N	UBSR	P	N	U	N	U
Urgent care	P	N	N	N	P	P	U
Utilities, public	UBSR	UBSR	UBSR	UBSR	UBSR	UBSR	UBSR
Vehicle/RV/boat storage	N	UBSR	P	N	P	N	U
Veterinary clinic	P	P	P	N	P	P	P
Warehousing and distribution	N	P	P	P	P	U	U

\* In the I-E Zoning District, this use is allowed as an accessory use to the primary use, provided that no more than 20% of the gross floor area of the building in which the accessory use occurs is utilized, whether exclusively or non-exclusively, for that accessory use.

\*\*In the I-E Zoning District, accessory storage yards are allowed with a primary use. Stand-alone storage yards are prohibited.

- B. Uses that are not permitted by right (P) or allowed by Use by Special Review (UBSR) or authorized under Subsection C below are prohibited.
- C. Uses determined by the Town Manager that are functionally equivalent to the enumerated uses in Subsection A above shall be treated in a like manner.

(Ord. No. 2024-011, § 2, 12-17-2024; Ord. No. 2023-007, § 12, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

#### 17.28.040 - Development standards - Business/Commercial B.

The following development standards for the B District shall apply:

- A. Minimum front yard: A minimum front yard of fifteen (15) feet from the property line shall be required; twenty-five (25) feet if abutting an arterial street;
- B. Minimum side yard: Zero (0) feet;
- C. Minimum rear yard: Zero (0) feet;
- D. Maximum height: Thirty-five (35) feet (fifty (50) feet by special review);
- E. Maximum building coverage: Thirty-five (35) percent of lot area;
- F. In no event shall wrecked, junked or abandoned motor vehicles be stored on any property in the B District unless within a fully enclosed building.

(Ord. No. 2019-028, § 2, 9-17-2019)

#### 17.28.050 - Development Standards - Light Industrial I-1.

The following development standards for the I-1 District shall apply:

- A. Maximum building coverage: Forty (40) percent of lot area;
- B. Minimum side yard: Five (5) feet;
- C. Minimum front yard: Fifteen (15) feet from the front property line;
- D. Minimum rear yard: Twenty (20) feet;
- E. Maximum height of buildings: Thirty-five (35) feet.

(Ord. No. 2019-028, § 2, 9-17-2019)

#### 17.28.060 - Development Standards - General Industrial I-2.

The following development standards for the I-2 District shall apply:

- A. Maximum lot coverage: As limited by applicable standards for development, parking, landscaping and other requirements;
- B.

Minimum side yard: Zero (0) feet except where the side yard abuts an adjoining zoning of a lesser intensity, then the side yard setback of the lesser Zoning District shall apply for that side;

- C. Minimum front yard: Fifteen (15) feet from the front property line;
- D. Minimum rear yard: Zero (0) feet except where rear yard abuts an adjoining zoning of a lesser intensity, then the rear yard setback of the lesser Zoning District shall apply;
- E. Maximum height of buildings: Fifty (50) feet.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.28.070 - Development Standards—Industrial-Employment I-E.

The following development standards for the I-E District shall apply:

- A. Maximum building coverage: Forty (40) percent of lot area;
- B. Minimum side yard: Five (5) feet;
- C. Minimum front yard: Fifteen (15) feet from the front property line;
- D. Minimum rear yard: Twenty (20) feet;
- E. Maximum height of buildings: Thirty-five (35) feet.

(Ord. No. 2023-007, § 13, 4-4-2023)