

ORIGINAL ORDINANCE NO.: 1863

INTRODUCED BY: VITALE

ENROLLED ORDINANCE NO.: 1637

AN ORDINANCE AMENDING TITLE 15 OF LARAMIE MUNICIPAL CODE CREATING A TECHNOLOGY AND OFFICE ZONE DISTRICT.

WHEREAS, on August 21, 2007, the City Council adopted the Laramie Comprehensive Plan which lists as one of its recommendations to create a unified development code that would combine the zoning and subdivision ordinances into a single, unified document consisting of multiple parts or sections, including administrative procedures, zoning, subdivision regulations and improvement standards.

WHEREAS, on June 22, 2009 the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of the unified development code subject to modifications;

WHEREAS, on March 2, 2010, the City Council adopted the unified development code with an effective date of July 1, 2010.

WHEREAS, 15.02.050 of the Laramie Municipal Code (LMC) calls for the unified development code to be amended from time to time so as to become or remain consistent the Comprehensive Plan, and should be regularly reviewed, evaluated and amended, if necessary, based on private and city economic conditions, vision for the community, changing planning and zoning principles, frequent difficulty in implementing or enforcing any specific standard(s), or changes in the state, federal or case law.

WHEREAS, on September 10, 2012 the Laramie Planning Commission affirmatively voted to recommend to the Laramie City Council adoption of amendments to the unified development code as shown in this ordinance;

WHEREAS, the Laramie City Council held a public hearing on January 2, 2013 to take and consider public comments;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

Section 1. That subsection 15.08.030.L (Technology and Office Zone District) is hereby **adopted** in its entirety as provided in "Attachment A" which is attached hereto and made part of Laramie Municipal Code as subsection 15.08.030.L of Title 15;

Section 2. That Table 15.10-1 (Table of Allowed Uses) of subsection 15.10.000.E (Table of Allowed Uses) is **amended** to read as shown in "Attachment B" which is attached hereto;

Section 3. That Table 15.12-3 (Dimensional Standards) of subsection 15.12.000.C (Non-Residential District Standards) is **amended** to read as shown in "Attachment C" which is

attached hereto;

Section 4. That Office and Industrial Service Use Categories of Table 15.14.040-3 (Off Street Parking Standards) of subsection 15.14.040.B.7.b (Off Street Parking Standards) is **amended** to read as shown in “Attachment D” which is attached hereto;

Section 5. That subsection 15.14.050.F.2.d is **created** to read as follows: “Site perimeter requirements for lots and parcels in the TO District shall be required pursuant to subsection 15.08.030.L.2.d, Development Standards;

Section 6. That subsection 15.14.050.G.3 is **amended** to read as follows:

“3. Exceptions – Downtown Commercial and Technology and Office Zone Districts

- (i) Parking lot landscaping and screening requirements for lots and parcels in the DC District shall be required pursuant to subsection 15.08.030.E.2.c Development Standards.
- (ii) Parking lot landscaping and screening requirements for lots and parcels in the TO District shall be required pursuant to subsection 15.08.030.L.2.d, Development Standards.”;

Section 7. That subsection 15.14.090.B.4 is **created** to read as follows: “The design standards of subsection 15.08.030.L.2.h, Building Design Standards, shall apply for all development within the TO District. In the event of a direct conflict between the provisions of section 15.08.030.L and this section exist; the standards of 15.08.030.L shall govern.”;

Section 8. That section 15.28.030.A.58 is **created** to read as follows: “Business Incubation. “Business incubation” means a business support process that accelerates the successful development of start-up and fledgling companies by providing entrepreneurs with an array of targeted resources and services. A business incubator’s main goal is to produce successful firms that will leave the program financially viable and freestanding. These incubator graduates have the potential to create jobs, revitalize neighborhoods, commercialize new technologies, and strengthen local and national economies.” and subsequent subsections be renumbered accordingly;

Section 9. That section 15.28.030.A.108 is **created** to read as follows: “Data Center: “Data Center” means a business specifically designed and equipped to meet the needs of high density computing equipment such as server racks used for data storage and processing. Typically these facilities require dedicated uninterruptible power supplies and cooling systems. Data Center functions may include traditional enterprise services, on-demand enterprise services, high performance computing, internet facilities, and/or hosting facilities. Often Data Centers are free-standing, mission-critical computing centers. When a Data Center is located within a larger building, it usually has its own power and cooling systems. It is also common to have raised floor space to facilitate equipment cooling. The Data Center space is intended for sophisticated computing and server functions; it should not be used to represent a server closet or computer training area. Data Center can include computer center, research center, datacenter, data storage and hosting facility, server farm, data farm, data warehouse, co-location facility, co-located

server hosting facility (CoLo), corporate data center, managed data centers and internet hotel.” and subsequent subsections be renumbered accordingly;

Section 10. That section 15.28.030.A.231 is **created** to read as follows: “Medical Research Company “Medical Research Company” means a company specializing in biomedical research (or experimental medicine) to aid and support the body of knowledge in the field of medicine.” and subsequent subsections be renumbered accordingly;

Section 11. That section 15.28.030.A.276 is **created** to read as follows: “Pharmaceutical Company. “Pharmaceutical Company” means a company that makes and/or sells drugs/pharmaceuticals.” and subsequent subsections be renumbered accordingly;

Section 12. That section 15.28.030.A.286 is **created** to read as follows: “Professional Office Complex. “Professional Office Complex” means a place where business, clerical or professional activities are conducted in a single building or group of buildings that are generally located in a park-like atmosphere. Examples include major professional service firms or large corporate offices.” and subsequent subsections be renumbered accordingly;

Section 13. That section 15.28.030.A.248 is amended to read as follows: “Office. “Office” means an office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants or others who through training are qualified to perform services of a professional nature and where only incidental storage or sale of merchandise exists.”;

Section 14. That section 15.28.030.A.293 is **created** to read as follows: “Research Facility. “Research facility” means a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.”;

Section 15. That if any section, subsection, sentence, clause, phrase, graphic, or portion of this ordinance is for any reason held invalid or deemed unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining provisions of this ordinance; and

Section 16. That this ordinance shall become effective after its passage, approval and its publication.

Passed and approved this 05th day of February, 2013.


David A. Paulekas, Mayor and President of the
City Council

Attest:


Sue Morris-Jones, MMC
City Clerk

Duly published in the Laramie Boomerang this 06th day of March, 2013.

First Reading: November 20, 2012

Public Hearing: January 02, 2013

Second Reading: January 02, 2013

Third Reading and Final Action: February 05, 2013

15.08.030.L Technology and Office (TO) District

1. Purpose

The TO District is designed to provide for the development of a mix of office, research and production and technology uses with the emphasis on office, research uses and technology. The uses are to be grouped in a campus or park-like setting and should generally be performed or carried out primarily within a completely enclosed building. The district is further intended to promote perimeter landscaping for large-scale development and increased setbacks from sensitive development areas. The development standards of this district are established to promote the integration of these areas into the surrounding areas and preserve viewsheds from Open Space and Trail Corridors shown in the Comprehensive Plan.

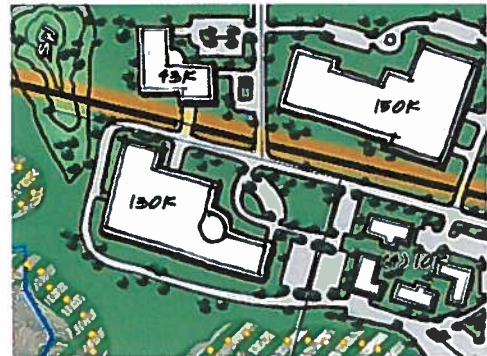


Figure 15.080.030.L-1. Proposed development style within the TO District

2. District-Specific Standards

a. Permissible Uses

Permitted and conditional uses for the TO district are those set forth in Table 15.10-1.

b. Dimensional Standards

Dimensional requirements for lots and structures in the TO district are set forth in Table 15.12-3, except as supplemented below.

(i) Maximum and Minimum Building Heights

The height of all structures in the TO district shall not exceed 45' or as indicated in subsection 15.08.000.L, .2.(ii) below.

(ii) Height Restrictions from Trail Corridors

Building heights shall not exceed one (1) foot in height for every four (4) feet of distance from a proposed or existing trail as shown in the Comprehensive Plan. In instances where the Trail has not been constructed, the Department shall make

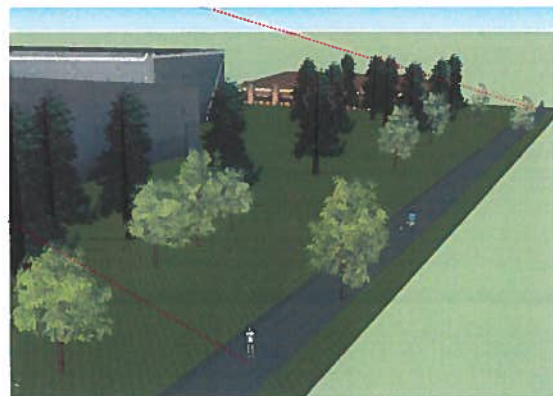


Figure 15.080.030.L-2a. Building heights shall not exceed one (1) foot in height for every four (4) feet of distance from a proposed or existing trail.

a determination of its future location. Relief may be granted by the Planning Commission if the Planning Commission finds that the proposed development does not interfere with viewsheds, that adequate screening is provided, alternative mitigation measures have been proposed to mitigate visual impacts and the developer provides a visual simulations of the proposed development and its relationship to a Trail Corridor.

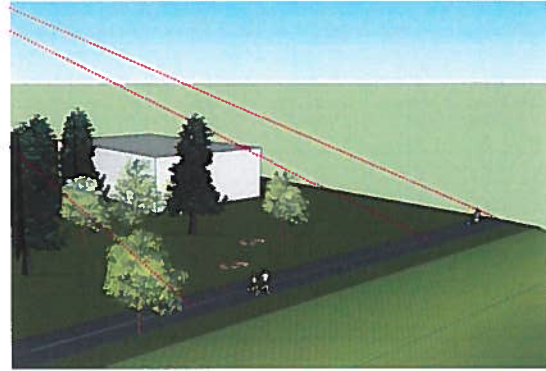


Figure 15.080.030.L-2b. Building heights shall not exceed one (1) foot in height for every four (4) feet of distance from a proposed or existing trail. The above image shows that a twenty (20) foot tall building would be required to be set back 80' from a trail centerline and thirty five (35) feet from a one hundred (100) foot wide open space corridor.

c. Development Standards

The following development standards shall supplement those contained in chapter

15.14, Development Standards, within the TO district. Wherever possible, development in the TO district shall comply with both the standards in chapter 15.14 and the standards in this section; however, in the event of a direct conflict between the provisions of chapter 15.14 and the standards in this section, the standards in this section shall govern.

d. Landscaping and Screening

The landscaping and screening standards in section 15.14.050 shall apply in the TO district, except as set forth below.

(i) Landscape Material Standards

The landscape material standards of subsection 15.14.050.D shall apply.

(ii) Street Frontage Landscaping:

The area along any property line that abuts a public street right-of-way shall be

landscaped using one (1) of the following four (4) landscape options that the developer may choose:

- (1) Option 1:** Install a twenty (20) foot wide landscape area along the street right-of-way. The landscape area may vary in width, but must average 20 feet in width. Within the landscape area, one (1) tree shall be planted per forty (40) linear feet of frontage. Drive areas shall be counted as zero (0) feet in width.
- (2) Option 2:** Install a ten (10) foot wide landscape area along the street right-of-way. The landscape area may vary in width, but must average ten (10)



Figure 15.080.030.L-3. Option 1 right-of-way bufferyard

feet in width. Within the landscape area, two (2) trees shall be planted per forty (40) linear feet of frontage. Drive areas shall be counted as zero (0) feet in width.

- (3) Option 3: Install a landscaped berm with five (5) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise for every four (4) feet of run. Within the landscape area, one (1) tree shall be planted per sixty (60) linear feet of frontage. Drive areas shall be counted as zero (0) feet in width.
- (4) Option 4: Install a five (5) foot wide landscape area along the street right-of-way. The landscape area may vary in width, but must average 5 feet in width. Within the landscape area, one (1) tree shall be planted per forty (40) linear feet of frontage. A thirty (30) inch high decorative wall shall be located between any parking area and the street frontage. Drive areas shall be counted as zero (0) feet in width.

(iii) Site Perimeter Landscaping

The exterior boundaries of the development site that do not abut a public street right-of-way shall have a five (5) foot minimum bufferyard width with one (1) tree per eighty (80) linear feet of lot line; except all development on lots adjacent to a Trail Corridor, as shown in the Comprehensive Plan, shall have a fifteen (15) foot minimum bufferyard width with one (1) tree per twenty-five (25) linear feet.

(iv) Parking Lot Landscaping and Screening

Any boundary of a surface parking lot that abuts a public street or alley, or that abuts a lot used for detached residential dwellings, shall be landscaped according to this subsection.

- (a) For all developments with front yard parking, the boundary between the parking lot and the street-facing property line shall be landscaped or screened adjacent to the right-of-way according to one of the following options:
 - i. A minimum fifteen (15) foot-wide planting strip with one (1) tree per forty (40) linear feet of lot line; or
 - ii. A minimum ten (10) foot-wide planting strip containing an ornamental metal fence or masonry wall constructed subject to the regulations of section 15.14.100 of this Chapter, with a minimum height of three and one-half feet and a maximum height of four feet, combined with a single row of evergreen shrubs planted a minimum of three feet on-center and one (1) tree per one hundred (100) feet of lot line.
- (b) For all other parking lot boundaries, no additional screening other than the site perimeter landscaping indicated in subsection 15.08.000.L.5 above shall be required.
- (c) The interior parking-lot landscape requirements subsection 15.14.050. G, Off-Street Parking Lot Landscaping, shall be required for parking spaces containing more than fifteen (15) spaces.

e. Driveways and Access

All driveways and access ways shall comply with the access requirements contained in subsection 15.14.060.E.4, Driveways and Access

f. Parking and Loading Requirements and Location

Development within the TO District boundaries shall be shall be required to provide off-street parking pursuant to section 15.14.040, Parking.

g. Transportation, Mobility, and Connectivity

The transportation, mobility and connectivity provisions of section 15.14.060 shall apply in the TO District unless compliance is inconsistent with any provision of this subsection 15.08.030.E, in which case the provisions of subsection 15.08.030.E shall govern.

h. Building Design Standards

(i) Design Standards

All development shall comply with the design standards of section 15.14.090, Commercial and Industrial Design Standards; however, the provisions of subsection 15.14.090.D.5 shall not apply to developments where the principal building footprint is greater than 250,000 square feet.

(ii) Use of Reflective Glass

Mirrored or highly reflective glass shall not cover more than twenty percent of a building surface unless an applicant submits information demonstrating to the satisfaction of the Department that use of such glass would not significantly increase glare visible from adjacent streets, properties or pose a hazard for moving vehicles.

i. Lighting

The lighting provisions of section 15.14.110 shall apply in the TO District; however, lights for parking lots and buildings shall be so oriented and shielded that they do not shine directly onto an abutting property or undeveloped portions of the subject property. Exterior spot lighting or other illumination shall be so installed as to eliminate any nuisance to adjoining residential districts or other properties, or to traffic on public rights-of-way. Light levels at the property line should not exceed 0.2 footcandles at the interior inside edge of any landscaped bufferyard associated with the subject development and 0.0 footcandles at the property line as demonstrated on the photometric layout of the site.

j. Signs

The standards of section 15.14.120 shall apply in the TO district, except that the standards for signs are modified as follows:

- (i)** All freestanding signs shall be monument signs constructed of materials that are similar to or are compatible in quality and appearance with the primary materials used on primary buildings on the site. The addition of skirting between the lower edge of the

sign face and the foundation of a pole sign, in order to avoid visible air space between the two, is prohibited.

- (ii) One (1) subdivision identification sign per development entrance shall be permitted. Each sign shall not exceed two-hundred and fifty (250) square feet in sign display area and shall not exceed twenty (20) feet in sign height. Subdivision identification signs shall be set back at least five (5) feet from any property line, unless designed and constructed as part of an entranceway architectural feature, such as a gate, decorative wall, archway, or similar element. Subdivision identification signs shall be approved by the Department. Sign placement shall not obstruct any Clear Vision Triangle.

k. Alternative Energy

The solar rights provisions in subsection 15.14.030.A shall apply in the TO district. The wind energy provisions of subsection 15.14.030.B shall apply in the TO district.

l. Wireless Communication Towers

The wireless communication tower provisions of section 15.14.130 shall apply in the TO district.

TABLE 15.10-1: TABLE OF ALLOWED USES

P = Permitted, C = Conditional Use Permit Required

Use Category	Use Type	Residential and Agriculture								Non-Residential								Use-Specific Regulations		
		AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO	
Household Living	RESIDENTIAL USES																			
	Dwelling, Single-Family Detached	P	P	P	P	P	P	P												
	Dwelling, Single-Family Attached					P	P	P												
	Dwelling, IBC/IRC Modular Home	P	P	P	P	P	P	P												
	Dwelling, HUD Manufactured Home	P	P				P													
	Dwelling, Mobile Home																			
	Dwelling, Two-Family					P	P	P												
	Dwelling, Multi-Family					P	P	P				P								
	Dwelling, Townhouse					P	P	P				P								
	Dwelling, Live/Work							C	P	C	C	P	C	C				C		
Group Living	Dwelling, Commercial								P	P	P	P								
	Modular Home Community						C	C											Section 15.14.140	
	Mobile Home Community						C												Section 15.14.150	
	Boarding and rooming house							C		C	C		C					C		
	Fraternity or sorority							C		C	C		C					C		
	Group Homes		C	C	C	C	C	C		C	C	C	C					C		
	Retirement home, nursing home, or assisted living facility							C		C	C	P	C					C		
	PUBLIC AND INSTITUTIONAL USES																			
Community Services	Art gallery or museum, public	C	C	C	C	C	C	C	P	P	P	P	P					P		
	Cemeteries	C						C				P						P		
	Community buildings	C	C	C	C	C	C	P	P	P	P	P								
	Community centers	C	C	C	C	C	C	P	C	P	C							P		
	Homeless Shelters								C		C	C	C	C				C		
	Jails and prisons	C											C				C			

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	Library	C	P	P	P	P	P	P	P	P	P	P	P		P			P		Subsection 15.10.010.A.2
	Government services, offices & facilities	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	C	Subsection 15.10.010.A
	Post office branches	C	C	C	C	C	C	C	P	P	P	P	P		P					
	Churches and places of worship	C	C	C	C	C	C	P	P	P	P	C	P	C						
Child Care	Child Care Center, Nursery or Preschool.						C	C	C	P	P	P	P					P		
	Child Care Center, Family	C	C	C	C	C	C	C	P	P	P	P	P		C			P		
	Child care home (type 1)	P	P	P	P	P	P	P	P	P										
	Child care home (type 2)	C	C	C	C	C	C	C	C			C								
Educational Facilities	College or university (non-exempt)		C	C	C	C	C	C	C	C	P	P	P	P						Subsection 15.10.010.A.4
	Student centers	C	C	C	C	C	C	C	C	C	P	P	P					P	C	Subsection 15.10.010.A.4
	School resource center	C	C	C	C	C	C	C	C	C	C	C	C	P						Subsection 15.10.010.A.4
	School,K-12 (public and private)	C	C	C	C	C	C	C	C	P	P	P	P					P		Subsection 15.10.010.A.4
Health Care Facilities	School, vocational-technical and trade	C						C	C	C	C	C	C					C		Subsection 15.10.010.A.4
	Hospitals	C						C		C	C	C	C						C	Subsection 15.10.010.A.4
	Urgent care facility (c)									P	P	C	C							
Parks and Open Space	Medical and dental clinics and offices							C	P	P	P	C						P		
	Arboretum or botanical garden	C	C	C	C	C	C	P	P	P		P	P	P	P	P	P	P		
	Community garden	C	P	P	P	P	P	P	C	P	P	C	P	P				P	C	
	Community playfields	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
	Golf course	C	C	C	C	C	C	C		C	C		C	C				C	C	C

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		AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO			
Transportation	Parks and forest preserves (private, not-for-profit)	P																				
	Airport																					
	Bus terminal							C	C	P	P	P			C	P	P	C				
	Rail terminal (passenger)										C	P	C									
	Transportation or trucking yards or terminals											C	C			P	P					
Utility	Major energy facilities	C													C	P	P		C			
	Public utility substations where no public office, repair, or storage facilities are maintained	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
	Public utility mains & lines																					
	Small wind energy systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Solar access systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Wireless communication tower and/or antenna, freestanding	C						C	C	C	C	C	C	C	C	C	C	C	C			
	Wireless communication tower and/or antenna, collocation on existing tower or similar structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Wireless communication tower and/or antenna, placement on existing structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	COMMERCIAL USES																					
	Agriculture	Farming	P																P			
Ranching		P																P				
Animal Service	Sales and	P													P	P	P					
	Livestock boarding																					

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	Animal research facility	C												P					C	Subsection 15.10.010.C.1		
	Livestock confinement and feed operations	C																				
	Kennel	P							C	C		P			P	P	P		Subsection 15.10.010.B.2			
	Pet shops							P	P	P	P	P										
	Veterinary clinic, small	P							C	P	P	P	P		P	P	P		Subsection 15.10.010.B.2			
	Veterinary clinic, large	P								C		C			P	P	P					
Assembly	Auction House	C									P	C	P	P	P	P						
	Auction Yard	C										P			P	P						
Financial Service	Membership clubs	C							P	P	P	P	P		P							
	Financial Institution, with drive-thru							C	P	P				C								
Food and Beverage Services	Financial Institution, without drive-thru							P	P	P	P											
	Bakery -Retail						C	P	P	P	P											
	Bakeries -Commercial									P		P	P	P	P	P						
	Bars or taverns							C	C	P	P	P										
	Candy shops						C	P	P	P	P											
	Coffee shops						C	P	P	P	P			P				C				
	Restaurant, with drive-in or drive-thru								P	P	P											
	Restaurant, without drive-in or drive-thru							P	P	P	P			P				C				
Office and Technology	Administrative and professional offices						C	P	P	P	P	P	P	P	P	P		C				
	Business Incubation									C		C	P					P				
	Data Center												C	P	C	C	P		P			
	Medical Research Company Office											C	P	C	C	P	P		P			
							C	P	P	P	P	P	P	P	P	P	P	C				

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			AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	II	I2	O	TO				
		Office with showroom and/or warehouse facilities																						
		Research Facility	C																					
		Pharmaceutical Company																						
		Professional Office Complex																						
Recreation and Entertainment, Outdoor		Outdoor commercial recreation	C																					
		Racing facilities, non-motor sports	C																					
		Racing facilities, motor sports	C																					
		Riding academies	P																					
Recreation and Entertainment, Indoor		Art gallery or museum, private	C																					
		Indoor commercial recreation/entertainment	C																					
		Sexually-oriented business																						Subsection 15.10.010.B.3
		Theaters/Performance Hall																						
Personal Services		Barber shops and beauty parlors																						
		Dry cleaners, retail and laundry service																						
		General personal services																						
		Travel bureaus																						
Retail (Sales)		Antique shops																						
		Appliance stores																						
		Art shops																						
		Book and stationery stores																						
	Clothing stores																							C

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		AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O		TO
	Convenience store, without fuel	C							P	P	P	P	P							
	Convenience store, with fuel								C	C	P	C	P			P	P			
	Department stores									P	P	P	P							
	Drug stores								P	P	P	P	P							
	Electrical supply stores									P	P	P	P							
	Florists								P	P	P	P	P							
	Furniture stores									P	P	P	P							
	Gift shops							C	P	P	P	P	P							
	Grocery stores								P	P	P	P	P							
	Hardware stores								P	P	P	P	P							
	Home improvement store										P		P							
	Jewelry, craft, and hobby shops							C	P	P	P	P	P							
	Music, radio, and television stores								P	P	P	P	P							
	Nursery, Landscaping Supply										P		P							
	Office supply stores									P	P	P	P						C	
	Liquor stores (no drive-thru)								P	P	P	P	P							
	Liquor stores (with drive-thru)								C	C	P	P	P							
	Paint stores									P	P	P	P							
	Pawn Shop										P		P	P						
	Photographic studios								P	P	P	P	P							
	Retail sign shops									P	P	P	P							
	Shoe stores								P	P	P	P	P							
	Sporting and athletic goods stores								P	P	P	P	P							
Toy stores								P	P	P	P	P								
Wholesale Business Vehicles and Equipment	Wholesale business									P	P	C	P	P	P	P	P			
	Automobile Paint and Body Shop										C		C	C	P	P	P			
	Automobile repair shop	C									P		P	P	C	P	P			
	Automobile sales and	C								C	P		P	P	P	P	P			

TABLE 15.10-1: TABLE OF ALLOWED USES

P = Permitted, C = Conditional Use Permit Required

Use Category	Use Type	Residential and Agriculture										Non-Residential										Use-Specific Regulations
		AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO			
Vehicles and Equipment (cont.)	rental																					
	Car wash								C	C	P		P	P		P	P					
	Equipment and Supply Stores										P		P	P		P	P					
	Fueling stations								P	P	P	C	P	P		P	P					
	Farm Machinery Sales										P		P	P		P	P					
	Parking lot commercial							C	C	C	C	C	P			P	P					
Visitor Accommodation	Trailer, Truck Sales and Service											P	P	P		P	P					
	Bed and breakfast inns	C	C			P		P	P	P	P	P										
	Hotels and motels	C							P	P	P	P	C		C							
	Travel Trailer Park / Recreational Vehicle Park / Campground	C	C								C		C					C				
	Truck Stops, travel centers																					
											P		P			P	C					
INDUSTRIAL USES																						
Industrial Service	Builders supply yards										P		P	C		C	P					
	Construction industry related businesses such as general contractors, electrical contractors, plumbing contractors, and their accessory and incidental uses											P	P		P	P						
	Heavy industrial uses																	P				
	Junkyards																C					
	Light industrial uses													P	P	C			C			

TABLE 15.10-1: TABLE OF ALLOWED USES

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Use Category	Use Type	Residential and Agriculture												Non-Residential						Use-Specific Regulations	
		AG	RR	LR	R1	R2	R2M	R3	NB	B1	B2	DC	C2	LM	IP	I1	I2	O	TO		
Manufacturing and Production	Lumberyards except when indoors as part of a hardware store													C		P	P				
	Mining and mineral extraction															C	C				
	Chemical plants																C				
	Cabinet making and carpenter shops													P		P	P				
	Dairy processing and distribution plants																P				
	Machine and welding shops																P				
	Manufacturing, Heavy																C				
	Manufacturing, Light													P		P	P		C		
	Petroleum refining																C				
	Slaughterhouses and packinghouses																C				
Warehouse and Freight Movement	Stockyards and tanneries																C				
	Ice and cold storage plants																P				
	Mini-storage									C	C		P	P		P	P				
	Storage of oil, gasoline, and petroleum products																P				
	Storage warehouses												C	C		P	P				
	Storage Yard																P				
	Warehousing																P				
Waste and Salvage	Garbage, offal, or dead animal dumping or reduction operations																C				
	Landfill																C	C			
	Recycling center (indoor or outdoor)										C		C	C		P	P				
	Recycling facilities, drop-off					P	P	P	P	P	P	C	P	P	P	P	P				

TABLE 15.12-3: DIMENSIONAL REQUIREMENTS – NONRESIDENTIAL DISTRICTS

District	Lot Dimensions		Setbacks			Max Height (ft)
	Min. Lot Area	Min. Lot Width (ft)	Front (ft)	Side (ft)	Rear (ft)	
NB	3,600 sq. ft.	40	0	0	3	35
B1	N/A	40	0	0	3	50
B2	N/A	40	0	0	3	65
DC	N/A	40	0	0	3	Pursuant to subsection 15.08.030.E
C2	N/A	40	0	0	3	65
LM	N/A	40	0	0	3	65
IP	1 acre	40	30	30	15	45
I1	N/A	40	0	0	3	35
I2	N/A	40	0	0	3	65
O	10 acres	100	0	0	3	50
TO	1 acre	40	30	30	15	Pursuant to subsection 15.08.030.L

Office and Technology	Administrative and professional offices	1 per each 400 sq. ft. GFA
	Business Incubation	1 per each employee on largest working shift, plus parking as required herein for any accessory uses, plus 1 visitor space per 5 employees.
	Data Center	1 per each employee on largest working shift, plus parking as required for any accessory uses, plus 1 visitor space per 5 employees
	Office	1 per each 400 sq. ft. GFA
	Office with showroom and/or warehouse facilities (flex space)	1 per 2,000 sq. ft. warehouse GFA, plus 2 per 1,000 sq. ft. office net floor area, plus 1 per 1,000 sq. ft. outdoor work area; shall be calculated for each tenant in multi-tenant buildings
	Research facility	1 per each employee on largest working shift, plus parking as required herein for any accessory uses, plus 1 visitor space per 5 employees

INDUSTRIAL USES		
Industrial Service	Builders supply yards	1 per 500 sq. ft. GFA
	Construction industry related businesses such as general contractors, electrical contractors, plumbing contractors, and their accessory and incidental uses	Contractor's Offices: 1 for each 1,000 sq. ft. GFA Contractor's Yards, building: 1 for each 10,000 sq. ft. of yard materials, storage
	Heavy industrial uses	$(\text{Gross Building Floor Area [Sq. Ft.]} \times 0.25) / 180 \text{ Sq. Ft.}$
	Junkyards	1, plus 1 space for each 10,000 sq. ft. of yard
	Light industrial uses	$(\text{Gross Building Floor Area [Sq. Ft.]} \times 0.25) / 180 \text{ Sq. Ft.}$
	Lumberyards except when indoors as part of a hardware store	$(\text{Gross Building Floor Area [Sq. Ft.]} \times 0.25) / 180 \text{ Sq. Ft.}$
	Mining and mineral extraction	$(\text{Gross Building Floor Area [Sq. Ft.]} \times 0.50) / 180 \text{ Sq. Ft.}$