

INDUSTRIAL (IN) DISTRICT

District Development Standards

Maximum Building Height = 60 feet	Front/Street Setback = 25 feet Side Setback = 10 feet Side Setback to Residential = 25 feet Rear Setback = 10 feet Rear Setback to Residential = 35 feet	Bufferyard = 30 feet with a fence and plantings adjacent to AG, RE, RL, RS, TF, MH, TH, MF-1, or MF-2 districts
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Specific Uses Allowed within the District

Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Emergency Services Station Government/Post Office Naure Presreve/Community Garden Food Catering Services Athletic Facility, Indoor/Outdoor Driving Range Medical or Dental Office Medical or Dental Clinic Medical Complex General Office Integrated Office Center Data Center Artisan Studio/Gallery Small Engine Repair Self-Storage, Indoor Commercial Document Storage Event Catering/Equipment Rental Furniture Repair/Upholstery Heavy Equipment Sales/Repair Pest Control/Janitorial Services Office/Showroom Wholesale Showrooms Stone/Dirt/Mulch Sales Yards Manufactured Housing Sales Car Sales/Rental/Leasing Facility Car Parts/Accessories Sales, Outdoor Car Repair/Service, Limited Bus Barn Parking Lot, Off-site/Commercial Park-n-Ride Facility Private Transport Service Dispatch Facility Rail or Transit Yard Transit Passenger Terminal Utilities (Minor, Intermediate, Major) Contractor Services, Limited/General Movie Production Printing/Publishing Office/Warehouse Manufacturing, Processing and Assembly, Limited/General	Business/Trade School Animal Shelter Neighborhood Public Park Kennel Self-Storage, Outdoor Heliport Wireless Transmission Facility (>40') Seasonal Product Sales Farmer's market, Temporary Mobile/Outdoor Food Vendor Business Offices, Temporary Concrete Products, Temporary Construction Field Office Construction Staging, Off-site Parking Lot, Temporary Towing Services/Impound Lots Allowed by Right con't Warehouse/Distribution, Limited/General Truck Terminal Lumber Yard Dry Cleaning/Laundry Plant Asphalt/Concrete Batch Plant Recycling Collection Center Meat Market Taxidermist Recreational Vehicle Sales	Correctional Facility Hospital Psychiatric Hospital Substance Abuse Clinic Cemetery, Columbaria, Mausoleum, or Memorial Park Sexually Oriented Business Major Event Entertainment Indoor Firing Range Fuel Sales Car Wash Airport Wireless Transmission Facility (<41') Resource Extraction Oil Refinery/Distribution Waste Related Uses Wrecking, Scrap, Salvage yard Restaurant, General Restaurant, Drive-Through

General Commercial (C-3) District

District Development Standards		
Maximum Building Height = 60 feet Front Setback = 25 feet (0 feet for build-to/downtown)	Side Setback = 10 feet Side Setback to Residential = 15 feet Rear Setback = 10 feet Rear Setback to Residential = 25 feet	Bufferyard = 15 feet with plantings adjacent to AG, RE, RL, RS, TF, MH, MF-1, or MF-2 districts
Specific Uses Allowed within the District		
Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Agricultural Sales Artisan Studio/Gallery Assisted Living Automotive Parts Sales (indoor) Auto. Repair and Service, Limited Banking/Financial Services Blood/Plasma Center Car Wash Consumer Repair Dry Cleaning Service Emergency Services Station Event Catering/Equipment Rental Farmer's Market Fitness Center Food Catering Services Funeral Home General Retail General Office Government/Postal Office Home Health Care Services Hospital Hotel/Inn/Motel (incl. extended stay) Integrated Office Center Landscape/Garden Sales Laundromat Library/Museum Medical Diagnostic Center Medical Office/Clinic/Complex Membership Club/Lodge Nature Preserve/Community Garden Nursing/Convalescent/Hospice Parking Lot (commercial/park-n-ride) Personal Services (inc. Restricted) Printing/Mailing/Copying Services Private Transport Dispatch Facility Restaurant (general/drive-through) Small Engine Repair Social Service Facility Surgery/Post Surgery Recovery Theater (movie/live) Transit Passenger Terminal	Activity Center (youth/senior) Athletic Facility, Indoor or Outdoor Bar/Tavern/Pub Business/Trade School Church (with columbarium) College/University Commercial Recreation Community Center Contractor Services, Limited Dance Hall/Night Club Data Center Day Care (group/commercial) Driving Range Event Facility Fuel Sales Heliport Kennel Live Music/Entertainment Micro Brewery/Winery Neighborhood Amenity Center Office/Showroom Office/Warehouse Park (neighborhood/regional) Pest Control/Janitorial Services School (Elementary, Middle, High) Upper-story Residential Wireless Transmission Facility (<41')	Auto. Parts Sales (outdoor) Auto. Repair & Service, General Auto. Sales, Rental, Leasing Bus Barn Cemetary, Columbaria, Mausoleum, or Memorial Park Correctional Facility Firing Range, Indoor Flea Market Fuel Sales with more than 10 multi-fuel dispensers Hospital, Psychiatric Lumber Yard Major Event Entertainment Manufactured Housing Sales Meat Market Multifamily Attached Recreational Vehicle Sales, Rental, Self-Storage (indoor or outdoor) Substance Abuse Treatment Facility Transient Service Facility Wireless Transmission Facility (41'+)
	Allowed by Right (continued)	
	Urgent Care Facility Utilities (Minor/Intermediate/Major) Veterinary Clinic (indoor only)	

High Density Multifamily (MF-2) District

District Development Standards		
Maximum Density = 24 units/acre	Front Setback = 25 feet	Bufferyard = 15 feet with plantings adjacent to RE, RL, RS,TF, or MH districts; 10 feet with plantings adjacent to residences in AG
Maximum Building Height = 45 feet	Side Setback = 15 feet	
Maximum Units per Building = 24*	Side Setback to Residential = 30 feet	
Minimum Lot Size = 2 acres	Rear Setback = 15 feet	
Minimum Lot width = 50 feet	Rear Setback to Residential = 30 feet	
	Side/Rear Street Setback = 20 feet	*Can be waived if the building design meets the criteria of Sec. 6.02.090.C.
	Unloaded Street Setback = 20 feet	

Specific Uses Allowed within the District		
Allowed by Right	Subject to Limitations	Special Use Permit (SUP) Required
Assisted Living	Church (with columbarium)	Activity Center (youth/senior)
Group Home (7-15 residents)	Day Care (family/group/commercial)	Bed and Breakfast (with events)
Multifamily Attached	Golf Course	Emergency Services Station
Nursing/Convalescent Home	Nature Preserve/Community Garden	Group Home (16+ residents)
Orphanage	Neighborhood Amenity Center	Halfway House
Rooming/Boarding House	Park (Neighborhood)	School (Middle)
Utilities (Minor)	School (Elementary)	Student Housing
	Utilities (Intermediate)	
	Wireless Transmission Facility (<41')	