



Zone District: I-3 (Heavy Industrial District)

Purpose. The standards of this district (I-3) are designed to retain and provide areas for industrial uses which, because of the products used or produced and the nature and extent of the products used or produced and the nature and extent of the operations, should not be located in close proximity to residential activities.

Setbacks: Front: 0' Side: 15'* 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: 2
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

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43. Off-street parking non-residential.

Landscape: Not required.

Public Sidewalks: § 17-4-44

Permitted Uses: **Uses by right.**
§ 17-4-51 (15) A use by right is any and all uses except residential, religious, institutional, salvage and solid waste disposal uses.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Institutional use.
 - 1.1 Medical marijuana center (limited use permit).
 - 1.2 Medical marijuana infused product manufacturing (limited use permit).
2. Religious use.
3. Residence for watchman or caretaker.
 - 3.1. Salvage yards.
4. Solid wastes transfer station.
5. Disposal of nonhazardous solid waste generated on-site in compliance with Colorado Department of Health and Environment solid waste regulations.
6. Disposal of nonhazardous solid waste pursuant to a Certificate of Designation issued therefor in accordance with Chapter 12 of Title IV of this Code.
7. Wind turbine.