

17.18.150 - Light Industrial District Number 2 (LI-2).

- A. *Purpose.* The LI-2 Light Industrial District Number 2 is the City's primary light industrial area and is established with the foremost purpose of providing suitable land and environs for uses that are not appropriate in other Commercial Zones due to their light industrial nature, but which provide an essential or unique service to support the local economy and permanent year-round employment base. Uses include: 1) light manufacturing; 2) wholesale trade and distribution; 3) research and development; 4) service industries; 5) limited bulk retail and; 6) offices related to building, maintenance and construction. A secondary purpose of the LI-2 is to provide multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-2. Uses in the LI-2 are intended to generate traffic primarily from the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a Light Industrial Zone.

(Ord. 1192, 2019)

17.12.020 - District use matrix.

A. District use matrix.

1. *Use matrix.* The district use matrix lists all use types and all zoning districts where the use type is permitted (P), permitted with approval of a conditional use permit (C) or permitted as an accessory use (A) to a principal use.
2. *Prohibited uses.* All uses not specifically listed in the district use matrix are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. *Overlay districts.* Regardless of whether the district use matrix lists a use type as permitted, permitted with approval of a conditional use permit or permitted as an accessory use to a principal use, the use type shall be further regulated and prohibited if listed as a prohibited use in any applicable overlay district.
4. *Additional requirements.* In addition to requirements listed in applicable overlay districts, additional requirements for specific uses are listed in chapter 17.124, "Development standards", of this title.
5. *Floor area ratios (FAR) and community housing.* Refer to sections 17.124.040, 17.124.050, "Hotels", 17.100.030 and 17.101.030 of this title for FAR and community/inclusionary housing requirements.
6. *Accessory use.* An accessory use, unless otherwise permitted for in this title, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site, unless otherwise specified in chapter 17.116, "Conditional uses", of this title.

DISTRICT USE MATRIX

P = Permitted					C = Conditional					A = Accessory								
District Uses	LR	LR-1	LR-2	GR-L	GR-H	STO-4	STO-1	STO-H	T	T-3000	T-4000	CC SD 1	CC SD 2	LI-1	LI-2	LI-3	RU	AF
Residential:																		
Dwelling, multi-family				P ¹	P			P	P	P	P	P ²⁶	P	f ₁₄	f ₁₄	f ₁₄	f ₉	
Dwelling, one-family	P	P	P	P ²	P	P	P	P	P	P	P	See note 28	See note 28				f ₉	P
Residential care facility	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ²⁶	P					



Daycare facility					C ⁴	P ⁴					C ⁴	P ⁴	P ⁴	P ⁴	P	P	57		57	P ⁴	
Drive-through facility															P ⁹	P ⁹					
Equestrian facility																				C	C
Food service											P	P ⁶	P ⁶	P	P	P ₁₅ /C				59	
Golf course	P	P	P	P	P	P	P	P	P	P										C	
Grocery store															P	P					
Health and fitness facility - wellness focus											P			P	P	P ₃₇					
Hotel											P ₂₅	P ²⁵	P ²⁵	P ²⁵	P ²⁵	P ²⁵					
Hybrid production facility														P	P	P	P				
Industrial design																	P		P		
Instructional service														P	P	57					
Kennel, boarding																	P		P		

Laundry, industrial											P	P			
Lodging establishment								P	P	P	P				
Maintenance service facility											P	P	C		
Manufacturing											P	P			
Mortuary									C	C					
Motor vehicle fueling station											C ₃₁	C ₃₁			
Motor vehicle sales											C	C			
Motor vehicle service											P	P			
Neighborhood off-site snow storage	B/C ₃₂	B/C ₃₂	B/C ₃₂	B/C ₃₂	B/C ₃₂	P/C ₃₂	B/C ₃₂	B/C ₃₂		B/C ₃₂	B/C ₃₂				
Office, business								C			P ¹⁰	P	P		
Office, contractor-related business								C		P ¹⁰	P	P	P	P	

Outdoor entertainment										P	P	P	P	P						
Personal service										P	P ₆	P ₆	P	P	P ₁₃					
Professional research service															P	P				
Recreation facility, commercial										C	C	C	P ₂₀	P ₂₀						
Recreation facility, high intensity															P	P				
Repair shop										P	P ₆	P ₆	P	P	P	P				
Retail trade										P ₅			P ₃₄	P ₃₄	P ₁₂	P ₁₆		C ₂₉		
Self-service storage facility															P	P				
Ski facility										C	C	C						C	C	
Storage yard															P	P	P			
Studio, commercial													P	P	P ₃₅	P ₃₅	P ₃₅			

TV and radio broadcasting station																		P	P	P			
Tourist house																		P	P	P	P ¹¹	P ¹¹	
Tourist housing accommodation									P		P		P		P		P						
Truck terminal																		P	P				
Veterinary service establishment																		P	P			£1	
Warehouse																		P	P		P		
Wholesale																		P	P				
Wireless communication facility	£3	£3	£3	£3	£3		C ²³	C ²³	C ²³	C ²³	£3	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	£3	£3	£3	£3	£3	
Public and institutional:																							
Assembly, place of					C ³	C ³												C	C				
Cemetery																					C	C	
Cultural facility																		P	P			C	

Geothermal utility										C ⁷												
Hospital											C											
Medical care facility					C						P						P	P				
Nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking facility, off-site											C	C	C	C	C	C	C	C	P	P	P	P
Parking, shared											C ⁸	C ⁸	C ⁸	C ⁸	P ⁸	P ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸
Performing arts production																	P	P				
Public use	C	C	C	C	C	C	C	C	C	C	P	C	C	C	P	P	P	P	P	P	P	C
Public utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Recycling center																						
School residential campus																						
Semi-public use										C	C	C	C	C	P	P	P	P				

floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.

13. Personal service is not allowed except for laundromats and dry cleaning establishments.

14. See section 17.124.090 of this title for Industrial Districts residential development standards.

15. Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 p.m., unless expressly permitted through approval of the conditional use permit.

16. The following forms of retail trade are permitted: a) equipment rental, including sporting equipment and entertainment equipment; b) building, construction and landscaping materials; small engines with associated sales; c) furniture and appliances in conjunction with warehousing not to exceed 18 percent gross floor area or 900 square feet, whichever is less; d) other retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to ten percent gross floor area or 500 square feet, whichever is less. Retail uses c) and d) of this note shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available.

17. See subsection 17.124.120.C of this title for Industrial Districts daycare development standards.

18. See section 17.124.070 of this title for accessory dwelling unit development standards.

19. A maximum of five dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.

20. Indoor only.

21. Only allowed in conjunction with an equestrian facility.

22. See section 17.124.080 of this title for urban agriculture development standards.

23. See chapter 17.140 of this title for wireless communications facility provisions.

24. Allowed on the ground floor only.

25. See section 17.124.050 of this title for hotel development standards.

26. Ground floor street frontage uses are limited to retail and/or office uses. In Subdistrict 1 office uses require a conditional use permit.

27. Ground floor only.

28. Through the provision of a conditional use permit, the Planning and Zoning Commission may approve a 20 percent increase to the total existing square footage of an existing nonconforming one-family dwelling.

29. Use is allowed as an accessory use through the provision of a conditional use permit.

30. Development agreement and compliance with subsection 17.124.090.C of this title required.

31. Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.

32. All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional use permits are required of all off-site snow storage operations when the project a) affects greater than ½ acre, or, b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300 feet of the proposed neighborhood or commercial off-site snow storage operation.

33. Short term rental in the Avalanche Overlay Zone is permitted subject to the regulations found in chapter 17.92 "Avalanche Zone District (A)", of this title.

34. Gross floor area for individual retail trade is limited to 35,000 gross square feet and net leasable floor area for grouped retail trade is limited to 55,000 net leasable square feet.

35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.

36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.

37. Permitted on the second floor and above only. For single-story buildings in existence on July 1, 2019 the use is permitted on the ground floor.

(Ord. 1135, 2015; Ord. 1150, 2016; Ord. 1174, 2017; Ord. 1181, 2018; Ord. 1187, 2018; Ord. 1189, 2018; Ord. 1192, 2019)