

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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3.8 I-1 INDUSTRIAL DISTRICT

This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare and safety. Those industries requiring outdoor storage for raw materials and/or finished products may be required to provide a fence or screen in accordance with the provisions of Section 6.0.

1. Permitted Uses

- (a) Manufacturing, assembly, fabricating, and processing plants and similar type industrial operations consistent with the purposes of this district.
- (b) General warehousing.
- (c) Accessory uses clearly incidental to a permitted use.
- (d) Railroad yards.
- (e) Essential services and utilities intended to serve the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) Salvage yards, subject to the provisions of Section 6.0.
- (b) Quarrying, mining and processing of products from these activities, subject to the provisions of Section 6.0.

Any use determined to be objectionable by the County Zoning Committee on the basis of pollution, noise, dust, smoke, vibration, odor, flashing lights, or danger of explosion may be permitted only upon the issuance of a conditional use permit setting forth dimensional and site requirements, performance standards, aesthetic controls and pollution standards for that particular use.

I-1 Zone District Setbacks & Dimensional Requirements¹

Maximum Building Height	60'
Minimum Lot Area	
With Public Sewer	1 acre
Without Public Sewer	1 acre
Minimum Lot Width²	
With Public Sewer	200'
Without Public Sewer	200'
Minimum Lotline Setbacks	
Front (road setbacks may also apply; see below)	50'
Rear	
Principal Building	50'
Accessory Building	50'
Side	
Principal Building	20'
Accessory Building	10'

Class A (State and U.S. Numbered Highways):

130 feet from the centerline of the State or U.S. Highway **or**
66 feet from the right-of-way line, whichever is greater.

Class B (County Highways):

75 feet from the centerline of such highway **or**
42 feet from the right-of-way line, whichever is greater.

Class C (Town Roads / Highways):

63 feet from the centerline of the highway **or**
30 feet from the right-of-way line, whichever is greater.

¹ Unless specified elsewhere in this ordinance or on the Official Zoning Map, the dimensional requirements of this schedule shall apply to the respective listed districts. Requirements for the W-1; Resource Conservation, SP-1; Shoreland Protection, and PUD (Planned Unit Development) are contained on the Official Zoning Map.

² No lot shall be created with a length to width ratio greater than three (3) to one (1).