

## **19.34 - I-2 Medium Industrial District**

### **Chapter 19.34 - I-2 MEDIUM INDUSTRIAL DISTRICT**

#### **Sections:**

- 19.34.010 Intent.
- 19.34.020 Permitted use groups.
- 19.34.030 Special uses.
- 19.34.040 Property development regulations.

**19.34.010 Intent.** It is the intent of the City of Evans when establishing the I-2 district, to provide a district in which light and medium industrial and similar uses are located. Within these districts, any environmental impacts must be confined to the property on which they are generated. Medium industry consists of any industrial or manufacturing operation subject to acceptable safeguards to control potential nuisances and hazardous effects to the premises. (Ord. 005-00: Ord. 954-95)

#### **19.34.020 Permitted use groups.**

A. Permitted use groups in the I-2 district area shall be as follows:

- Recreational facilities, intensive;
- Recreational facilities, outdoor extensive;
- Recreational vehicle storage;
- Repair shops;
- Adult business, subject to licensing requirements;
- Industrial uses facility;
- Mini storage units;
- Warehouse;
- Manufacturing/assembly plant;
- Flea market;
- Kennel;
- Commercial Residence;
- Flammable liquids storage;
- Parking lot, off-street;
- Public service facilities;
- Accessory use;
- Research laboratory;
- Retail uses, intensive;
- Retail uses, extensive;
- Office and financial use;
- Personal service establishment.

(Ord. 338-05: Ord. 280-04: Ord. 233-03: Ord. 232-03: Ord. 229-03: Ord. 005-00)

**19.34.030 Special uses.** Uses permitted pursuant to the terms and conditions of a special use permit as required by Chapter 19.44 are as follows:

- Treatment of humans, restrained;
- Crematoriums;
- Animals confined;
- Recreational facilities, indoor;
- Recreational vehicle (RV) park/campground;
- Security residence;
- Cemetery;
- Car wash facilities;
- Vocational school.

(Ord. 351-05: Ord. 280-04: Ord. 253-04: Ord. 229-03: Ord. 005-00)

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Published on City of Evans Colorado (<http://www.cityofevans.org>)

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**19.34.040 Property development regulations.** Please refer to Table 19-34 for the following requirements: setbacks, lot area, open space, and height regulations. (Ord. 005-00)

Table 19-34. Minimum lot requirements for the I-2 zone district

FRONT  
SIDE  
STREET SIDE  
REAR  
LOT  
HEIGHT

25'  
30' from adjacent residentially zoned properties  
25'  
30' from adjacent residentially zoned properties  
Maximum lot coverage 80%  
In accordance with the IBC

### Code Documents



[19.34 - I-2 Medium Industrial District](#)

**Source URL (retrieved on *Wed, May 16th 12:52pm*):**

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