

Sec. 23-3-300. - Intent.

The purpose of the Industrial Zone Districts is to implement the goals and policies of the COMPREHENSIVE PLAN and provide areas for operation of land USES associated with distribution and warehousing of commodities as well as production, fabrication, manufacturing, assembling, and processing of materials. The Industrial Zone Districts have been established to promote economic development and job creation; to protect industry from the encroachment of residential and less intense COMMERCIAL USES; to reduce the adverse impacts of industries on surrounding, nonindustrial properties; and to encourage industrial development in areas that are compatible with heavy infrastructure and where necessary utilities are in place or reasonably attainable.

(Weld County Codification Ordinance 2000-1; Weld County Code Ordinance [2019-02](#).)

Sec. 23-3-310. - I-1 (Light Industrial) Zone District.

- A. Intent. The purpose of the I-1 Zone District is to provide a zone to accommodate light industrial and compatible COMMERCIAL USES that create minimal negative impacts and are conducted primarily in ENCLOSED BUILDINGS. I-1 District properties are accessible to the public, consumer-oriented, less resource-intensive than heavy industry, have minimal environmental impacts, and may be located near residential areas if designed properly. Properties zoned I-1 should provide economic development and employment, encourage a balanced, diversified economy, and may serve as a transition between nonindustrial USES and the more intense Industrial Zone Districts.
- B. Uses Allowed by Right. No BUILDING, STRUCTURE or land shall be used and no BUILDING or STRUCTURE shall hereafter be erected, structurally altered, enlarged or maintained in the I-1 Zone District except for one (1) or more of the USES listed in this section.
1. Asphalt or concrete batch plants used TEMPORARILY and exclusively for an on-site construction project or the completion of a PUBLIC STREET/ROAD improvements project. The six-month limitation for this TEMPORARY USE may be extended in six-month increments at the discretion of the Director of Planning Services up to two (2) times, and thereafter by the Board of County Commissioners.
  2. COUNTY grader sheds.
  3. One (1) NONCOMMERCIAL TOWER up to forty (40) feet in height per LEGAL LOT. (See Section 23-4-895.)
  4. PUBLIC PARKS.
  5. PUBLIC SCHOOLS.
  6. TELECOMMUNICATION ANTENNA TOWERS up to thirty-five (35) feet in height.
  7. TEMPORARY borrow pits used exclusively for the completion of a PUBLIC STREET/ROAD improvement project.
  8. UTILITY SERVICE FACILITIES.
- C. Uses allowed subject to Site Plan Review. The following USES shall be allowed in the I-1 Zone District following approval and recording of a Site Plan in accordance with Article II, Division 3, of this Chapter. Any USE conducted outside of an ENCLOSED BUILDING shall be SCREENED from adjacent PUBLIC RIGHTS-OF-WAY and ADJACENT LOTS in any Zone District other I-3.
1. AGRICULTURAL PRODUCTION.
  2. An indoor USE of a manufacturing, fabricating, assembling or warehouse nature.
  3. BREW PUBS, BREWERIES, DISTILLERIES, and WINERIES.
  4. CAR WASHES and gas stations.

5. COMMERCIAL SCHOOLS.
  6. COMMERCIAL STORAGE BUILDINGS.
  7. CUSTOM MEAT PROCESSING.
  8. DISTRIBUTION CENTERS.
  9. Farm equipment sales, repair, and installation facilities.
  10. FUNERAL HOMES and mortuaries.
  11. Golf courses.
  12. Grain, seed, feed, and fertilizer retail and wholesale sales establishments.
  13. Headquarters or service facilities for taxi services, bus services and other services involving the transportation of people.
  14. HELIPORTS.
  15. HOTELS/MOTELS.
  16. INDOOR SHOOTING RANGES.
  17. LANDSCAPING COMPANIES.
  18. LUMBERYARDS/WOODWORKING.
  19. OFFICES.
  20. OUTDOOR STORAGE of PUBLIC utility-related equipment.
  21. PET CREMATORIES.
  22. Police, ambulance, and fire stations or facilities.
  23. RECREATIONAL FACILITIES, COMMERCIAL, PUBLIC and PRIVATE.
  24. REPAIR SERVICE ESTABLISHMENT.
  25. RESTAURANTS.
  26. RETAIL/SERVICE ESTABLISHMENTS with a total GROSS FLOOR AREA of up to three thousand (3,000) square feet per LEGAL LOT.
  27. SCHOOLS, private.
  28. SMALL SCALE SOLAR FACILITY, subject to the additional requirements of Section 23-4-1030.
  29. THEATERS and convention halls.
  30. VEHICLE RENTAL, SALES, SERVICE and/or REPAIR ESTABLISHMENTS.
  31. Veterinarian clinics and animal hospitals.
  32. WHOLESALE TRADE ESTABLISHMENTS.
- D. Accessory Uses. The following BUILDINGS, STRUCTURES and USES shall be allowed in the I-1 Zone District so long as they are clearly incidental and ACCESSORY to an allowed USE and included on an approved and recorded Site Plan. Any USE conducted outside of an ENCLOSED BUILDING shall be SCREENED from adjacent PUBLIC RIGHTS-OF-WAY and ADJACENT LOTS in any Zone District other I-3.
1. CARGO CONTAINERS.
  2. Loading areas.
  3. Parking areas and parking STRUCTURES for USE by employees, customers and company vehicles.

4. SEMI-TRAILERS as accessory storage.
  5. STRUCTURES and BUILDINGS ACCESSORY to USES permitted under Section 23-3-310.B.
  6. WIND GENERATORS allowed as ACCESSORY USES in Section 23-4-450 of this Chapter.
- E. Uses Allowed by Permit. No USE listed in this Subsection shall commence construction or operation in the I-1 Zone District without prior approval of a land use permit from the Department of Planning Services.
1. One (1) MANUFACTURED HOME per LEGAL LOT, when used as living quarters for caretaker or security personnel responsible for maintaining or guarding the property, permitted under Division 3 of Article IV of this Chapter.
  2. One (1) NONCOMMERCIAL TOWER between forty (40) and seventy (70) feet in height per LEGAL LOT permitted under Section 23-4-895.
  3. OIL AND GAS FACILITIES.
    - a. 1041 WOGLA Permit Required. No OIL AND GAS FACILITY shall be developed in the I-1 (Industrial) Zone District until a 1041 WOGLA Permit has been issued in accordance with the application and hearing procedures set forth in Article V, Chapter 21 of this Code.
  4. PIPELINES - NATURAL GAS or PIPELINES - PETROLEUM PRODUCTS OTHER THAN NATURAL GAS permitted under Division 11 of Article II of this Chapter.
  5. TELECOMMUNICATIONS ANTENNA TOWERS between thirty-five (35) and seventy (70) feet in height permitted under Division 10 of Article IV of this Chapter.
  6. TEMPORARY seasonal uses permitted under Division 7 of Article IV of this Chapter.
  7. WIND GENERATORS requiring a zoning permit under Division 6 of Article IV of this Chapter.
- F. Uses by Special Review. The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained in the I-1 Zone District upon approval of a permit in accordance with the requirements of Article II, Division 4 of this Chapter.
1. AIRSTRIPS when they are ACCESSORY to the Use Allowed by Right.
  2. Asphalt or concrete batch plants.
  3. CHURCHES.
  4. CORRECTIONAL FACILITIES, subject to Article XV, Section 15-5, of the Weld County Charter.
  5. DOMESTIC SEPTAGE disposal subject to Chapter 14 of this Code.
  6. MEAT PROCESSING.
  7. MEDIUM SCALE SOLAR FACILITIES, subject to the additional requirements of Section 23-4-1030.
  8. Open MINING and processing of minerals.
  9. PIPELINE - DOMESTIC WATER in accordance with Division 6 of Article II of this Chapter.
  10. RESEARCH LABORATORIES.
  11. TELECOMMUNICATIONS ANTENNA TOWERS over seventy (70) feet in height.
  12. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.
  13. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

(Weld County Code Ordinance [2019-02](#) ; Weld County Code Ordinance [2019-11](#).)

**Sec. 23-3-320. - I-2 (Medium Industrial) Zone District.**

- A. Intent. The purpose of the I-2 Zone District is to designate areas for industrial USES with more intense, higher traffic, or larger scale USES than the I-1 Zone District.
- B. Uses Allowed by Right. No BUILDING, STRUCTURE or land shall be used and no BUILDING or STRUCTURE shall hereafter be erected, structurally altered, enlarged or maintained in the I-2 Zone District except for one (1) or more of the USES in this section.
  - 1. Asphalt or concrete batch plant used TEMPORARILY and exclusively for an on-site construction project or the completion of a PUBLIC STREET/ROAD improvements project. The six-month limitation for this TEMPORARY USE may be extended in six-month increments at the discretion of the Director of Planning Services up to two (2) times, and thereafter by the Board of County Commissioners.
  - 2. COUNTY grader sheds.
  - 3. One (1) NONCOMMERCIAL TOWER up to forty (40) feet in height per LEGAL LOT. (See Section 23-4-895.)
  - 4. PUBLIC PARKS.
  - 5. PUBLIC SCHOOLS.
  - 6. TELECOMMUNICATION ANTENNA TOWERS up to thirty-five (35) feet in height.
  - 7. TEMPORARY borrow pits used exclusively for the completion of a PUBLIC STREET/ROAD improvement project.
  - 8. UTILITY SERVICE FACILITIES.
- C. Uses allowed subject to Site Plan Review. The following USES shall be allowed in the I-2 Zone District following approval and recording of a Site Plan in accordance with Article II, Division 3, of this Chapter. Any USE conducted outside of an ENCLOSED BUILDING shall be SCREENED from adjacent PUBLIC RIGHTS-OF-WAY and ADJACENT LOTS in any Zone District other I-3.
  - 1. AGRICULTURAL PRODUCTION.
  - 2. A USE of a research, repairing, manufacturing, fabricating, assembling, PROCESSING, or storage nature.
  - 3. Asphalt or concrete batch plants.
  - 4. BIOSOLID and DOMESTIC SEPTAGE disposal subject to Chapter 14 of this Code.
  - 5. BREWERIES, DISTILLERIES, and WINERIES.
  - 6. CAR WASHES and gas stations.
  - 7. COMMERCIAL STORAGE BUILDINGS.
  - 8. CUSTOM MEAT PROCESSING.
  - 9. DISTRIBUTION CENTERS.
  - 10. Farm equipment sales, repair, and installation facilities.
  - 11. Grain, seed, feed, and fertilizer retail and wholesale sales establishments.
  - 12. Golf courses.
  - 13. Headquarters or service facilities for taxi services, bus services and other services involving the transportation of people.
  - 14. HELIPORTS.
  - 15. INDOOR SHOOTING RANGES.

16. LANDSCAPING COMPANIES.
  17. LUMBERYARDS/WOODWORKING.
  18. OFFICES.
  19. OIL AND GAS STORAGE FACILITIES.
  20. OIL AND GAS SUPPORT AND SERVICE.
  21. OUTDOOR STORAGE.
  22. OUTDOOR STORAGE of PUBLIC utility-related equipment.
  23. ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES.
  24. Parking areas and parking STRUCTURES.
  25. PET CREMATORIES.
  26. Police, ambulance, and fire stations or facilities.
  27. RACING FACILITIES.
  28. REPAIR SERVICE ESTABLISHMENT.
  29. RETAIL/SERVICE ESTABLISHMENTS with a total GROSS FLOOR AREA of up to three thousand (3,000) square feet per LEGAL LOT.
  30. SMALL SCALE SOLAR FACILITY.
  31. TRANSLOADING.
  32. THEATERS and convention halls.
  33. VEHICLE SERVICE/REPAIR ESTABLISHMENTS.
- D. Accessory Uses. The following BUILDINGS, STRUCTURES and USES shall be allowed in the I-2 Zone District so long as they are clearly incidental and ACCESSORY to an allowed USE and included on an approved and recorded Site Plan. Any USE conducted outside of an ENCLOSED BUILDING shall be SCREENED from adjacent PUBLIC RIGHTS-OF-WAY and ADJACENT LOTS in any Zone District other I-3.
1. AIRSTRIPS.
  2. CARGO CONTAINERS.
  3. Loading areas.
  4. RECREATIONAL FACILITIES, COMMERCIAL, PUBLIC and PRIVATE.
  5. SEMI-TRAILERS as accessory storage.
  6. STRUCTURES and BUILDINGS ACCESSORY to USES permitted under Section 23-3-320.B.
  7. WIND GENERATORS allowed as ACCESSORY USES in Section 23-4-450 of this Chapter.
- E. Uses Allowed by Permit. No USE listed in this Subsection shall commence construction or operation in the I-2 Zone District without prior approval of a land use permit from the Department of Planning Services.
1. One (1) MANUFACTURED HOME per LEGAL LOT, when used as living quarters for caretaker or security personnel responsible for maintaining or guarding the property, permitted under Division 3 of Article IV of this Chapter.
  2. One (1) NONCOMMERCIAL TOWER between forty (40) and seventy (70) feet in height per LEGAL LOT permitted under Section 23-4-895.
  3. OIL AND GAS FACILITIES permitted under Division 10 of Article II of this Chapter.

4. PIPELINES - NATURAL GAS or PIPELINES - PETROLEUM PRODUCTS OTHER THAN NATURAL GAS permitted under Division 11 of Article II of this Chapter.
  5. TELECOMMUNICATIONS ANTENNA TOWERS between thirty-five (35) and seventy (70) feet in height permitted under Division 10 of Article IV of this Chapter.
  6. TEMPORARY seasonal USES permitted under Division 7 of Article IV of this Chapter.
  7. WIND GENERATORS requiring a zoning permit under Division 6 of Article IV of this Chapter.
- F. **Uses by Special Review.** The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained in the I-2 Zone District upon approval of a permit in accordance with the requirements of Article II, Division 4 of this Chapter.
1. **Coal gasification facility.**
  2. **COMMERCIAL JUNKYARDS.**
  3. COMMERCIAL SCHOOLS.
  4. COMMERCIAL TRUCK WASHOUT FACILITIES.
  5. CORRECTIONAL FACILITIES, subject to Article XV, Section 15-5, of the Weld County Charter.
  6. MAJOR FACILITIES OF PUBLIC UTILITIES OR PUBLIC AGENCIES in accordance with Division 5 of Article II of this Chapter.
  7. **MEAT PROCESSING.**
  8. MEDIUM SCALE SOLAR FACILITIES, subject to the additional requirements of Section 23-4-1030.
  9. Open MINING and processing of minerals.
  10. PIPELINE - DOMESTIC WATER in accordance with Division 6 of Article II of this Chapter.
  11. RESEARCH LABORATORIES.
  12. **Solid and hazardous waste disposal sites and facilities requiring Certificate of Designation in accordance with Sections 12-8-10 and 23-4-380 of this Code.**
  13. TELECOMMUNICATIONS ANTENNA TOWERS over seventy (70) feet in height.
  14. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.
  15. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

(Weld County Code Ordinance [2019-02](#) )

**Editor's note**— Weld County Code Ordinance [2019-02](#), adopted July 10, 2019, amended § 23-3-320 in its entirety to read as herein set out. Former § 23-3-320, pertained to I-2 (Industrial) Zone District. See Code Comparative Table for complete derivation.

Sec. 23-3-330. - I-3 (Heavy Industrial) Zone District.

- A. **Intent.** The purpose of the I-3 Zone District is to provide a zone to accommodate industrial USES that require larger amounts of space, are more resource-intensive than light industrial, and have limited public access. Properties zoned I-3 should be located near transportation infrastructure such as highways, railroads, or AIRPORTS.

- B. Uses Allowed by Right. No BUILDING, STRUCTURE or land shall be used and no BUILDING or STRUCTURE shall hereafter be erected, structurally altered, enlarged or maintained in the I-3 Zone District, except for one (1) or more of the USES listed in this section.
1. Asphalt or concrete batch plant used TEMPORARILY and exclusively for an on-site construction project or the completion of a PUBLIC STREET/ROAD improvements project. The six-month limitation for this TEMPORARY USE may be extended in six-month increments at the discretion of the Director of Planning Services up to two (2) times, and thereafter by the Board of County Commissioners.
  2. COUNTY grader sheds.
  3. One (1) NONCOMMERCIAL TOWER up to forty (40) feet in height per LEGAL LOT. (See Section 23-4-895.)
  4. PUBLIC PARKS.
  5. PUBLIC SCHOOLS.
  6. TEMPORARY borrow pits used exclusively for the completion of a PUBLIC STREET/ROAD improvement project.
  7. TELECOMMUNICATION ANTENNA TOWERS up to thirty-five (35) feet in height.
  8. UTILITY SERVICE FACILITIES.
- C. Uses allowed subject to Site Plan Review. The following USES shall be allowed in the I-3 Zone District following approval and recording of a Site Plan in accordance with Article II, Division 3, of this Chapter.
1. ADULT BUSINESS, SERVICE or ENTERTAINMENT ESTABLISHMENT subject to the provisions of Article IX of this Chapter.
  2. AGRICULTURAL PRODUCTION.
  3. AIRSTRIPS and AIRPORTS, including crop-dusting operations.
  4. A USE of a research, repairing, manufacturing, fabricating, assembling, PROCESSING, or storage nature.
  5. Asphalt or concrete batch plants.
  6. BIOSOLID and DOMESTIC SEPTAGE disposal subject to Chapter 14 of this Code.
  7. BREWERIES, DISTILLERIES, and WINERIES.
  8. CAR WASHES and gas stations.
  9. COMMERCIAL STORAGE BUILDINGS.
  10. COMMERCIAL TRUCK WASHOUT FACILITIES.
  11. CUSTOM MEAT PROCESSING.
  12. DISTRIBUTION CENTERS.
  13. Farm equipment sales, repair, and installation facilities.
  14. Golf courses.
  15. Grain, seed, feed, and fertilizer retail and wholesale sales establishments.
  16. Headquarters or service facilities for taxi services, bus services and other services involving the transportation of people.
  17. HELIPORTS.
  18. INDOOR SHOOTING RANGES.

19. LANDSCAPING COMPANIES.
  20. LUMBERYARDS/WOODWORKING.
  21. MEAT PROCESSING.
  22. OFFICES.
  23. OIL AND GAS STORAGE FACILITIES.
  24. OIL AND GAS SUPPORT AND SERVICE.
  25. ORGANIC FERTILIZER PRODUCTION/COMPOSTING FACILITIES.
  26. OUTDOOR STORAGE.
  27. OUTDOOR STORAGE of PUBLIC utility-related equipment.
  28. Parking areas and parking STRUCTURES.
  29. PET CREMATORIES.
  30. Police, ambulance, and fire stations or facilities.
  31. RACING FACILITIES.
  32. REPAIR SERVICE ESTABLISHMENT.
  33. RESEARCH LABORATORIES.
  34. RETAIL/SERVICE ESTABLISHMENTS with a total GROSS FLOOR AREA of up to three thousand (3,000) square feet per LEGAL LOT.
  35. SMALL SCALE SOLAR FACILITY, subject to the additional requirements of Section 23-4-1030.
  36. THEATERS and convention halls.
  37. TRANSLOADING.
  38. VEHICLE SERVICE/REPAIR ESTABLISHMENTS.
- D. Accessory Uses. The following BUILDINGS, STRUCTURES and USES shall be allowed in the I-3 Zone District so long as they are clearly incidental and ACCESSORY to an allowed USE and included on an approved and recorded Site Plan.
1. CARGO CONTAINERS.
  2. Loading areas.
  3. RECREATIONAL FACILITIES, COMMERCIAL, PUBLIC and PRIVATE.
  4. SEMI-TRAILERS as accessory storage.
  5. STRUCTURES and BUILDINGS ACCESSORY to USES permitted under Section 23-3-330.B.
  6. WIND GENERATORS allowed as ACCESSORY USES in Section 23-4-450 of this Chapter.
- E. Uses Allowed by Permit. No USE listed in this Subsection shall commence construction or operation in the I-3 Zone District without prior approval of a land use permit from the Department of Planning Services.
1. One (1) MANUFACTURED HOME per LEGAL LOT, when used as living quarters for caretaker or security personnel responsible for maintaining or guarding the property, permitted under Division 3 of Article IV of this Chapter.
  2. One (1) NONCOMMERCIAL TOWER between forty (40) and seventy (70) feet in height per LEGAL LOT permitted under Section 23-4-895.
  3. OIL AND GAS FACILITIES permitted under Division 10 of Article II of this Chapter.

4. PIPELINES - NATURAL GAS or PIPELINES - PETROLEUM PRODUCTS OTHER THAN NATURAL GAS permitted under Division 11 of Article II of this Chapter.
  5. TELECOMMUNICATIONS ANTENNA TOWERS between thirty-five (35) and seventy (70) feet in height permitted under Division 10 of Article IV of this Chapter.
  6. TEMPORARY seasonal USES permitted under Division 7 of Article IV of this Chapter.
  7. WIND GENERATORS requiring a Zoning Permit under Division 6 of Article IV of this Chapter.
- F. Uses by Special Review. The following BUILDINGS, STRUCTURES and USES may be constructed, occupied, operated and maintained in the I-3 Zone District upon approval of a permit in accordance with the requirements of Article II, Division 4 of this Chapter.
1. Coal gasification facility.
  2. COMMERCIAL JUNKYARDS.
  3. COMMERCIAL SCHOOLS.
  4. CORRECTIONAL FACILITIES, subject to Article XV, Section 15-5, of the Weld County Charter.
  5. HEAVY MANUFACTURING - PROCESSING.
  6. MAJOR FACILITIES OF PUBLIC UTILITIES OR PUBLIC AGENCIES in accordance with Division 5 of Article II of this Chapter.
  7. MEDIUM SCALE SOLAR FACILITIES, subject to the additional requirements of Section 23-4-1030.
  8. Open MINING and processing of minerals.
  9. PETROLEUM REFINERIES.
  10. PIPELINE - DOMESTIC WATER in accordance with Division 6 of Article II of this Chapter.
  11. Solid and hazardous waste disposal sites and facilities requiring Certificate of Designation in accordance with Sections 12-8-10 and 23-4-380 of this Code.
  12. TELECOMMUNICATIONS ANTENNA TOWERS over seventy (70) feet in height.
  13. USES similar to the USES listed as permitted as long as the USE complies with the general intent of the Zone District.
  14. WIND GENERATORS requiring the issuance of Special Review Permit under Division 6 of Article IV of this Chapter.

(Weld County Code Ordinance [2019-02](#) )

**Editor's note**— Weld County Code Ordinance [2019-02](#), adopted July 10, 2019, amended § 23-3-330 in its entirety to read as herein set out. Former § 23-30-330, pertained to I-3 (Industrial) Zone District. See Code Comparative Table for complete derivation.