

What Can I Do In My Zone?

I2 Zone District



Intent:

The I2 district is intended to provide for industrial development that has some, any or all of the following: (a) potentially noxious impacts, (b) very heavy truck traffic for supplies, storage, or shipping, or (c) outdoor storage and operations. Examples include heavy manufacturing, storage, major freight terminals, waste and salvage, large dairy operations, distribution centers, processing, and other related uses. Because of the objectionable influences that may be created in this district, a buffer or additional setback strip and other site design requirements are necessary around this district to protect other zoning districts, except the I1 Light Industrial district.

Permitted Uses:

- Administrative and professional offices
- Animal training, large
- Arboretum/ botanical garden
- Auction house
- Auction yard
- Automobile paint and body shop
- Automobile repair shop
- Automobile sales and rental
- Bakeries-commercial
- Builders supply yards

- Bus terminal
- Cabinet making and carpenter shops
- Car wash
- Community garden
- Community playfields and parks
- Construction industry related businesses such as general contractors, electrical contractors, plumbing contractors, and their accessory and incidental uses
- Dairy processing and distribution plants
- Equipment and supply stores
- Equipment rentals
- Farm machinery sales
- Firewood storage and sales (no cutting on site)
- Firewood storage yard and production
- Fueling stations
- Government services, offices & facilities*
- Ice and cold storage plants
- Kennel*
- Light and heavy industrial uses
- Light manufacturing or processing
- Livestock boarding*
- Lumberyards except when indoors as part of a hardware store
- Machine and welding shops
- Major energy facilities
- Medical research company
- Membership club
- Mini Storage
- Nursery and landscape supply
- Office with showroom and/or warehouse facilities
- Parking lot (accessory or commercial)
- Parks and forest preserves (private, not-for-profit)
- Pharmaceutical company



- Public utility mains & lines
- Rail terminal (passenger)
- Recycling center (indoor or outdoor)
- Recycling facilities, drop-off
- Research facility
- Retail assoc. with wholesale, production, or storage
- Sexually-oriented business*
- Slaughterhouses and packinghouses (less than 4,000 sq. ft. GFA)
- Small wind energy systems*
- Solar access systems*
- Storage of oil, gasoline, and petroleum products
- Storage warehouses
- Storage yard
- Trailer, truck sales and service
- Trailer, truck wash
- Transportation or trucking yards or terminals
- Vehicle charging stations
- Vehicle/equipment sales and rentals (other than motor vehicles)
- Vehicle storage (operable vehicles only)
- Vehicle towing services
- Vehicle wrecking and salvage
- Veterinary clinic, large*
- Veterinary clinic, small*
- Warehousing
- Wholesale business
- Wireless communication tower and/or antenna, collocation on existing tower or similar structure*
- Wireless communication tower and/or antenna, placement on existing structure*

*Additional Use-Specific Regulations. Please see

Use Table in LMC Chapter 15.10.

Conditional Uses:

- Airport
- Animal research facility
- Chemical plants
- Data center
- Garbage, offal, or dead animal dumping or reduction operations
- Golf course
- Homeless shelters
- Jails and prisons
- Junkyards
- Landfill
- Manufacturing, heavy
- Mining and mineral extraction
- Petroleum refining
- Professional office complex
- Public utility substations where no public office, repair, or storage facilities are maintained
- Racing facilities, motor sports
- Racing facilities, non-motor sports
- Slaughterhouses and packinghouses (greater than 4,000 sq. ft. GFA)
- Stockyards and tanneries
- Truck stops, travel centers
- Wireless communication tower and/or antenna, freestanding*

*Additional Use-Specific Regulations. Please see Use Table in LMC Chapter 15.10.

The information in this pamphlet should only be used for general reference. For the complete and updated Use Table see Chapter 15.10 of Laramie Municipal Code.



For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at www.cityoflaramie.org



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12 Zone District

