

Chapter 20.36

INDUSTRIAL DISTRICTS

Sections:

- 20.36.010** **Light Industrial (LI)**
- 20.36.020** **Heavy Industrial (HI)**
- 20.36.010** **Light Industrial (LI)**

(1) Intent.

The Light Industrial district is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. The Light Industrial designation should be applied in established light industrial or manufacturing areas or where such land use pattern is desired in the future and in areas designated Industrial in the Comprehensive Plan.

(2) Building Types Allowed. Building types (POMC 20.32) are not applicable in the Light Industrial district.

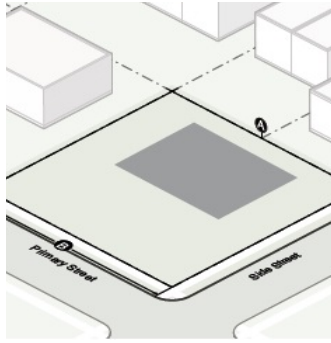


Light Industrial Buildings

(3) Lot Dimensions:

- (a) Minimum Lot Size by building type: 7,000 square ft
- (b) Minimum Lot Width: 70 ft

(4) Maximum hard surface coverage is 70%.



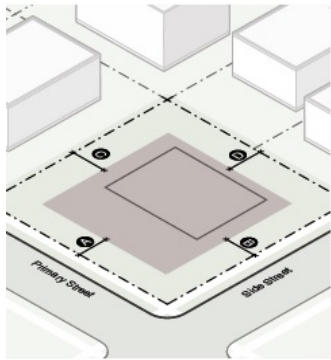
Light Industrial Lot Dimensions

(5) Principal Building Setbacks:

- (a) Primary Street: 20 ft minimum
- (b) Side Street: 10 ft minimum
- (c) Side Interior: 10 ft minimum
- (d) Rear: 10 ft minimum

(6) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.124):

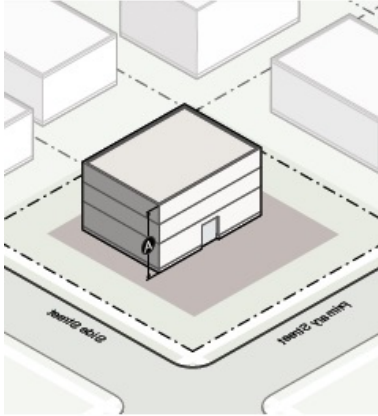
- (a) Front yard: Allowed
- (b) Corner yard: Allowed
- (c) Side yard: Allowed
- (d) Rear yard: Allowed



Light Industrial Building Placement

(7) Building Height:

- (a) All buildings and structures: 3 stories/ 35 ft maximum



Light Industrial Building Height

20.36.020 Heavy Industrial. (HI)

(1) Intent.

The Heavy Industrial district is intended to accommodate a broad range of high-impact manufacturing or industrial uses that by their nature create a nuisance, and that are not properly associated with or are not compatible with nearby residential or commercial uses. The Heavy Industrial designation should be applied in established heavy industrial areas or where such land use pattern is desired in the future and in areas designated as Industrial in the Comprehensive Plan.

(2) Building Types Allowed. Building types (POMC 20.32) are not applicable in the Heavy Industrial district.

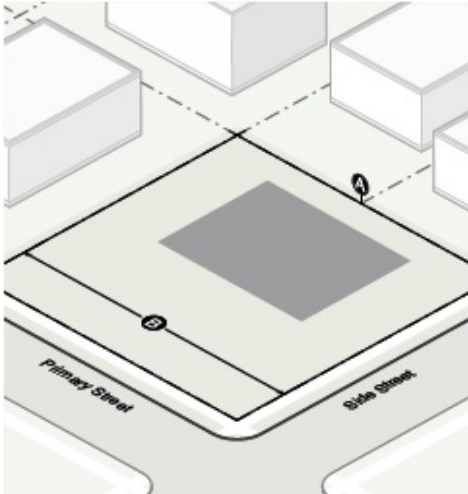


Heavy Industrial Buildings

(3) Lot Dimensions:

- (a) Minimum Lot Size by building type: 7,000 square ft
- (b) Minimum Lot Width: 70 ft

(4) Maximum hard surface coverage is 70%.

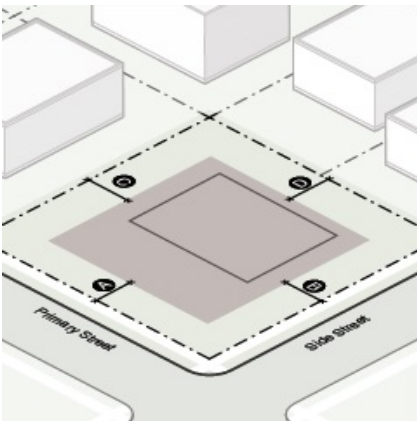


Heavy Industrial Lot Dimensions

- (5) Principal Building Setbacks:
- (a) Primary Street: 20 ft minimum
 - (b) Side Street: 10 ft minimum
 - (c) Side Interior: 10 ft minimum
 - (d) Rear: 10 ft minimum

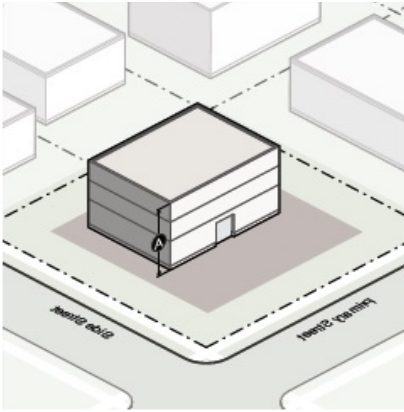
(6) Parking location. Parking shall be allowed as followed except where another standard is specified in POMC 20.127:

- (a) Front yard: Allowed
- (b) Corner yard: Allowed
- (c) Side yard: Allowed
- (d) Rear yard: Allowed



Heavy Industrial Building Placement

- (7) Building Height:
- (a) All buildings and structures: 3 stories/ 35 ft maximum



Heavy Industrial Building Height