

## **CHAPTER 3.22 LIMITED INDUSTRIAL - OFFICE (LI-O) ZONE**

### **Section 3.22.10 - PURPOSE**

The Limited Industrial-Office (LI-O) Zone implements the Limited Industrial-Office Comprehensive Plan designation. It is intended to create and preserve areas where Limited Manufacturing, development oriented to the large-scale Office industry (rather than small-scale, single-use, stand-alone Office buildings) and related Use Types may locate, as defined and guided by this Chapter.

Ancillary or customarily incidental non-industrial and non-office Uses that support the Primary Use activity are permitted, such as Administrative, Sales, and Service Uses. Together, all of these Uses are intended to reduce potentially adverse effects from, and provide a buffer between, General Industrial Uses and non-industrial Uses such as Neighborhood Centers, Residential and Mixed Use zones, etc.). The LI-O Zone development standards and design guidelines are intended to ensure quality appearance at community gateways, consistent with the Comprehensive Plan.

### **Section 3.22.20 - GENERAL PROVISIONS - ESTABLISHMENT OF THE LI-O ZONE**

Zone Changes to establish new LI-O Zones may be applied only to properties designated Light Industrial-Office (LI-O) on the Comprehensive Plan Map as of December 31, 2006, or as established through a subsequent or concurrent Comprehensive Plan Map Amendment. The LI-O Zone also may be applied through a legislative or quasi-judicial process in accordance with Chapter 2.0 - Public Hearings. The following locational and dimensional criteria shall apply to any new LI-O Zone.

#### **a. Locational Criteria -**

1. All portions of the LI-O Zone shall be located within 1/4 mile of existing or planned transit service, shall have at least 50 ft. of frontage along a Collector or Arterial Street, and/or shall be contiguous to a property that is zoned Industrial and that fronts onto a Collector or Arterial Street, as designated by the City's Transportation Plan; and
2. The LI-O Zone shall be located adjacent to an existing or planned General Industrial (GI) Zone, and function as a buffer between the GI Zone and adjacent non-industrial Uses;

**OR**

3. The LI-O Zone shall be located in areas determined, through a legislative process, to be necessary to provide employment opportunities and services to the community.
- b. **Zone Size and Dimensions** - A new LI-O Zone shall consist of at least one whole parcel if the parcel is one acre in size or smaller. When multiple parcels are included, portions at least one acre in size of individual parcels may be included, provided the size of the remainder of each parcel is developable under its zone designation. Public street rights-of-way shall not count toward the total area of a zone.

**Section 3.22.30 - PERMITTED USES**

Land use in the LI-O Zone shall conform to the list of Permitted Use Types in Table 3.22-1 - Permitted Use Types. Ministerial development involving Use Types permitted outright are identified with a P. General Development involving Use Types subject to Chapter 2.13 - Plan Compatibility Review are identified with a PC. Special Development involving Use Types subject to Chapter 2.3 - Conditional Development and Chapter 2.5 - Planned Development are identified with a CD and a PD, respectively. Uses identified with an N are not permitted.

| <b>Table 3.22 - 1 - Permitted Use Types</b>   |                         |
|---|-------------------------|
| <b>P = Use Types Permitted Outright</b>   |                         |
| <b>PC = Use Types Subject to Chapter 2.13 - Plan Compatibility Review</b>   |                         |
| <b>CD = Use Types Subject to Review of Chapter 2.3 - Conditional Development</b>  |                         |
| <b>PD = Use Types Subject to Review of Chapter 2.5 - Planned Development</b>  |                         |
| <b>N = Not Permitted</b>  |                         |
| <b>Use Types</b>  | <b>Permit Procedure</b> |
| <b>a. Prior Established Uses <sup>1</sup></b>   |                         |
| 1. Uses existing prior to December 31, 2006, and in compliance with the Code on that date.  | P                       |
| 2. Uses permitted by the Code at the time of approval of a Conceptual or Detailed Development Plan overlying the subject property | P                       |

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Uses that were in existence and permitted under zoning in place prior to December 31, 2006, and are now located in the LI-O Zone, shall not be classified as Nonconforming Uses unless they have been discontinued for a period of at least 18 months, in which case the requirements of Section 1.4.30.03 shall apply. Expansions, enlargements, redevelopment, and reconstruction shall comply with all other applicable Code requirements.

**Table 3.22 - 1 - Permitted Use Types**

**P = Use Types Permitted Outright**

**PC = Use Types Subject to Chapter 2.13 - Plan Compatibility Review**

**CD = Use Types Subject to Review of Chapter 2.3 - Conditional Development**

**PD = Use Types Subject to Review of Chapter 2.5 - Planned Development**

**N = Not Permitted**

| Use Types   | Permit Procedure  |
|---|---|
| <p><b>b. Civic Use Types</b></p> <p>1. Essential Services, subject to standards in Chapter 4.9 - Additional Provisions</p> <p>2. Minor Utilities, subject to standards in Chapter 4.9 - Additional Provisions</p> <p>3. Public Safety Services</p>  | <p>P</p> <p>PC</p> <p>P</p>   |
| <p><b>c. Commercial Use Types - contained within enclosed building</b></p> <p>1. Building Maintenance Services</p> <p>2. Construction Sales and Services</p> <p>3. Communication Services</p> <p>4. Financial, Insurance, and Real Estate Services - when located in building containing over 10,000 sq. ft. of gross floor area</p> <p>5. Food/Beverage Retail Sales - when ancillary to Primary Use</p> <p>6. Laundry - industrial laundry and cleaning services only</p> <p>7. Parking Lot Kiosk</p> <p>8. Professional and Administrative Services - when located in building containing over 10,000 sq. ft. of gross floor area</p> <p>9. Repair Services - Industrial or business-related only</p> <p>10. Research Sales and Services - when ancillary to a Primary Use</p> <p>11. Technical Support Center</p> <p>12. Telemarketing Center</p> | <p>P</p> |

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**N = Not Permitted**

| Use Types  | Permit Procedure  |
|--|---|
| <p><b>d. Industrial Use Types</b></p> <p>1. Limited Manufacturing - does not require a state or federal air quality discharge permit, but may include more than 20 employees per shift</p> <p>2. Technological Production</p>  | <p align="center">P</p> <p align="center">P</p>   |
| <p><b>e. Accessory Use Types - contained within enclosed building</b></p> <p>1. Essential Services</p> <p>2. Required off-street parking in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements</p> <p>3. Other development customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations</p> <p>4. <u>Postal Services</u> -</p> <p>    a) Customer</p> <p>    b) Retail</p>                  | <p align="center">P</p> <p align="center">P</p> <p align="center">P</p> <p align="center">P</p> <p align="center">P</p> |
| <p><b>f. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 75 ft. in height, in accordance with Chapter 4.9 - Additional Provisions. If adjacent to an RS-3.5, RS-5, RS-6, RS-9 or RS-9(U) Zone, the threshold is 20 ft. above the height of the structure or 55 ft. in height, whichever is less. Note: Flagpoles subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations</b></p> | <p align="center">PC</p>  |

## **Section 3.22.40 - LI-O DEVELOPMENT STANDARDS**

### **3.22.40.01 - Lot Area**

No minimum or maximum lot area standards are established for the LI-O Zone. Lot area shall be adequate to fulfill applicable Code requirements and standards of this Zone.

### **3.22.40.02 - Setbacks**

- a. Front Yard and Exterior Side Yard** - 25 ft. minimum and 40 ft. maximum setback. Through the procedures identified in Section 3.22.40.08.c, an exception of up to 100 percent of the maximum setback may be granted for Industrial Use Types with certain characteristics and that are located along a Gateway Street.
- b. Interior Side Yard** - 25 ft. minimum setback.
- c. Rear Yard** - 25 ft. minimum setback.

### **3.22.40.03 - Gateway Standards**

Standards in Section 4.2.70 of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting shall apply to development along a Gateway Street, as designated by the Comprehensive Plan.

### **3.22.40.04 - General Landscaping Standards**

All developments shall conform to the requirements of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. In addition, the following standards shall apply to developments in the LI-O Zone:

- a. Landscaping Between LI-O Zone and Other Zones** - Landscaping and screening shall be required between property zoned LI-O and other zones, and shall consist of a combination of ground cover, shrubbery, and trees and fences and/or walls in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. In addition, when a site abuts a residential or mixed use zone, landscaping shall be at least six ft. in height and at least 80 percent opaque as viewed from any point along the parcel boundary within 18 months following establishment of a Primary Use Type. Exceptions to this standard shall be provided for pedestrian accessways.

- b. **Storage and Refuse Areas** - Storage and refuse areas shall be screened in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Stored materials shall not be visible from streets, accessways, and adjacent properties.

#### **3.22.40.05 - Height of Structures**

No structure shall exceed 45 ft. in height.

#### **3.22.40.06 - Performance Standards**

Each Use, activity or operation within the LI-O Zone shall comply with applicable local, state, and federal standards and not create a nuisance through odor, noise, vibration, dust, smoke, or gas.

#### **3.22.40.07 - Off-street Parking Facilities**

Off-street parking shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.

#### **3.22.40.08 - Pedestrian Oriented Design Standards**

- a. **Commercial, Civic, and Industrial Uses** - New Commercial, Civic, and Industrial Uses in the LI-O Zone shall conform to Chapter 4.10 - Pedestrian Oriented Design Standards, as follows:

- 1. Section 4.10.70.02 - Building Orientation -

- a) Sections “a,” through “c,” apply. The standards in “b,” and “c,” below, also apply;
- b) Buildings located on parcels abutting South Third Street shall be oriented to that street; however, an exception to this requirement may be granted consistent with Chapter 2.13 - Plan Compatibility Review. In such cases, the setback may be increased by up to 100 percent of the requirement, and/or the orientation may be to another street, provided that one or more of the following additional factors are documented by the applicant:

- 1) The required building orientation would inhibit reasonable operations of the business, such as the need for truck circulation around the building; and/or

- 2) The building height exceeds 35 ft. and is deemed incompatible with the gateway purposes of the LI-O Zone; and
  - c) When a building is located within 100 ft. of an existing or planned bus stop or route, the building and at least one of its entrances shall be oriented to the bus stop or route. This criterion is met by facing the entrance toward the bus stop and providing a direct pedestrian connection between the bus stop and the entrance, in conformance with the standards in Section 4.10.70.02.
2. Section 4.10.70.03 - Pedestrian Circulation Standards -
  - a) Civic and Commercial Uses - Sections "a.1," and "a.2," apply; and
  - b) Industrial Uses - Sections "a.1," "a.5," and "a.6," apply;
3. Section 4.10.70.04 - Vehicle Circulation and Design Standards - Sections "b," and "c," apply;
4. Section 4.10.70.05 - Standards and Menus for Pedestrian Features and Design Variety -
  - a) Civic and Commercial Uses -
    - 1) Section "a.1," applies, except that weather protection is required only at street-oriented entrances;
    - 2) Sections "b.1," through "b.3," and "b.5," apply;
    - 3) Section "b.6," applies, except that a minimum of 20 percent of the length and 10 percent of the ground-floor wall area of any street-facing facade shall contain windows and/or glass doors; and
    - 4) Sections "b.7.d," and "b.7.e," apply;

- b) Industrial Uses -
  - 1) Sections “b.1,” through “b.3,” apply; and
  - 2) Sections “b.7.d,” and “b.7.e,” apply;
  
- 5. Building elevations used to meet the Building Orientation standards in 3.22.40.08.a.1, above, shall provide a minimum of one of the following features to break up large building masses and provide human-scale design:
  - a) Windows covering 20 percent of the facade; and/or
  - b) Building Off-sets or Projections -
    - 1. A minimum of one two-ft. off-set or projection for every 100 ft. of horizontal distance; and/or
    - 2. Detailing, such as scored masonry, brick inlay, wainscoting, or similar facade materials. Paint color variation alone shall not be sufficient to meet this standard; and
  
- 6. Pedestrian-scale Building Entrances - Recessed entries, canopies, clear-story windows, and/or other similar features shall be used at the entries to buildings to create pedestrian scale.
  
- b. Industrial Uses** - Exterior building materials shall consist of concrete tilt up, concrete masonry unit, brick, wood, or materials of similar quality. Metal building exteriors are permitted when used in conjunction with one or more of the other listed materials, but shall not exceed 50 percent of the exterior building surface.
  
- c.** Independent or cumulative expansion of a commercial, industrial, or civic structure in existence and in compliance with the Code on December 31, 2006, or constructed after December 31, 2006 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards as outlined in Section 4.10. 70.01.

### 3.22.40.09 - Pedestrian Accessibility

- a. At a minimum, a pedestrian walkway shall be provided every 400 ft. along any street, connecting it to the next parallel street. See Figure 3.22-1 - Pedestrian Accessibility; and
- b. Through-lot pedestrian walkways are also required at any location where a public or private street pedestrian crossing stubs to a parcel with no other through-lot pedestrian walkway within 200 ft. Such stubbed pedestrian crossings consist of elements such as existing striped crossings or planned pedestrian crossings that are shown in adopted or approved plans. See Figure 3.22-1 - Pedestrian Accessibility.

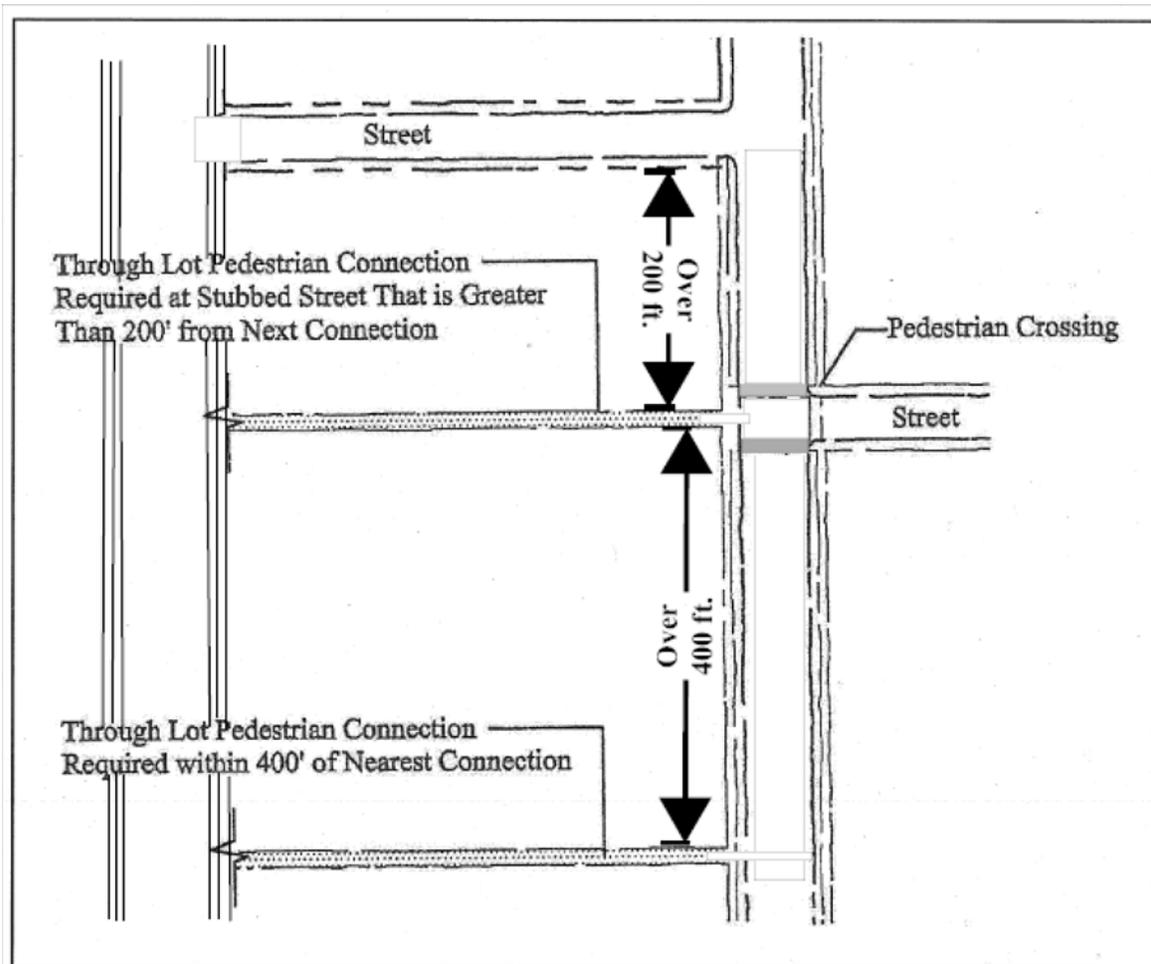


Figure 3.22-1 - Pedestrian Accessibility

### Section 3.22.50 - COMPLIANCE WITH THIS CODE

All development shall comply with applicable design standards and other provisions of this Code including, but not limited to, all chapters in Article IV, unless provisions in this Chapter are more restrictive. The Block Perimeter Standards established in Section

4.0.60.n of Chapter 4.0 - Improvements Required with Development shall apply to development on undeveloped sites and are encouraged to the maximum extent practicable on redevelopment of developed sites.

**Section 3.22.60 - NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES**

Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

**Section 3.22.70 - VARIATIONS**

Except as limited by provisions within the chapters listed in Section 3.22.60, variations from development and design standards, such as the standards in this Chapter and in other chapters of this Code addressing parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.