

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 (e.g., 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

3.22.20.01 - 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) or Intensive Development Sector (IDS) on the Comprehensive Plan Map as of December 31, 2000, 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 an industrial-zoned property that fronts onto a collector or arterial, 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 1 acre in size or smaller. When multiple parcels are included, portions at least 1 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.

3.22.20.02 - Variations

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.

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. Ministerial development involving use types permitted outright are identified with a “P.” General development involving use types subject to Plan Compatibility Review (Chapter 2.13) are identified with a “PC.” Special Development involving use types subject to Conditional Development Review (Chapter 2.3) and Planned Development Review (Chapter 2.5) are identified with a “CD” and a “PD,” respectively. Uses identified with an “N” are not permitted.

Table 3.22 - 1 - Permitted Use Types	
Use Types	Permit Procedure
<p>a. Prior Established Uses ¹</p> <p>1. Uses existing prior to December 31, 2000, and in compliance with the Code on that date.</p>	P

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Uses that were in existence and permitted under zoning in place prior to December 31, 2000, 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

Use Types	Permit Procedure
2. Uses permitted by the Code at the time of approval of a Conceptual or Detailed Development Plan overlying the subject property	P
b. Civic Use Types	
1. Essential Services, subject to Chapter 4.9 standards	P
2. Minor Utilities, subject to Chapter 4.9 standards	PC
3. Public Safety Services	P
c. Commercial Use Types (contained within enclosed building)	
1. Building Maintenance Services	P
2. Construction Sales and Services	P
3. Communication Services	P
4. Financial, Insurance, and Real Estate Services (when located in building containing over 10,000 sq. ft. of gross floor area)	P
5. Food/Beverage Retail Sales, when ancillary to primary use	P
6. Laundry (industrial laundry and cleaning services only)	P
7. Parking Lot Kiosk	P
8. Professional and Administrative Services (when located in building containing over 10,000 sq. ft. of gross floor area)	P
9. Repair Services - Industrial or business-related only	P
10. Research Sales and Services, when ancillary to a primary use	P
11. Technical Support Center	P
12. Telemarketing Center	P

Table 3.22 - 1 - Permitted Use Types

Use Types	Permit Procedure
<p>d. Industrial Use Types</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>P</p> <p>P</p>
<p>e. Accessory Use Types (contained within enclosed building)</p> <p>1. Essential Services</p> <p>2. Required off-street parking in accordance with Chapter 4.1</p> <p>3. Other development customarily incidental to the primary use in accordance with Chapter 4.3</p> <p>4. Postal Services (retail/customer postal services)</p>	<p>P</p> <p>P</p> <p>P</p> <p>P</p>
<p>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. 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.</p>	<p>PC</p>

Section 3.22.40 - LI-O DEVELOPMENT STANDARDS

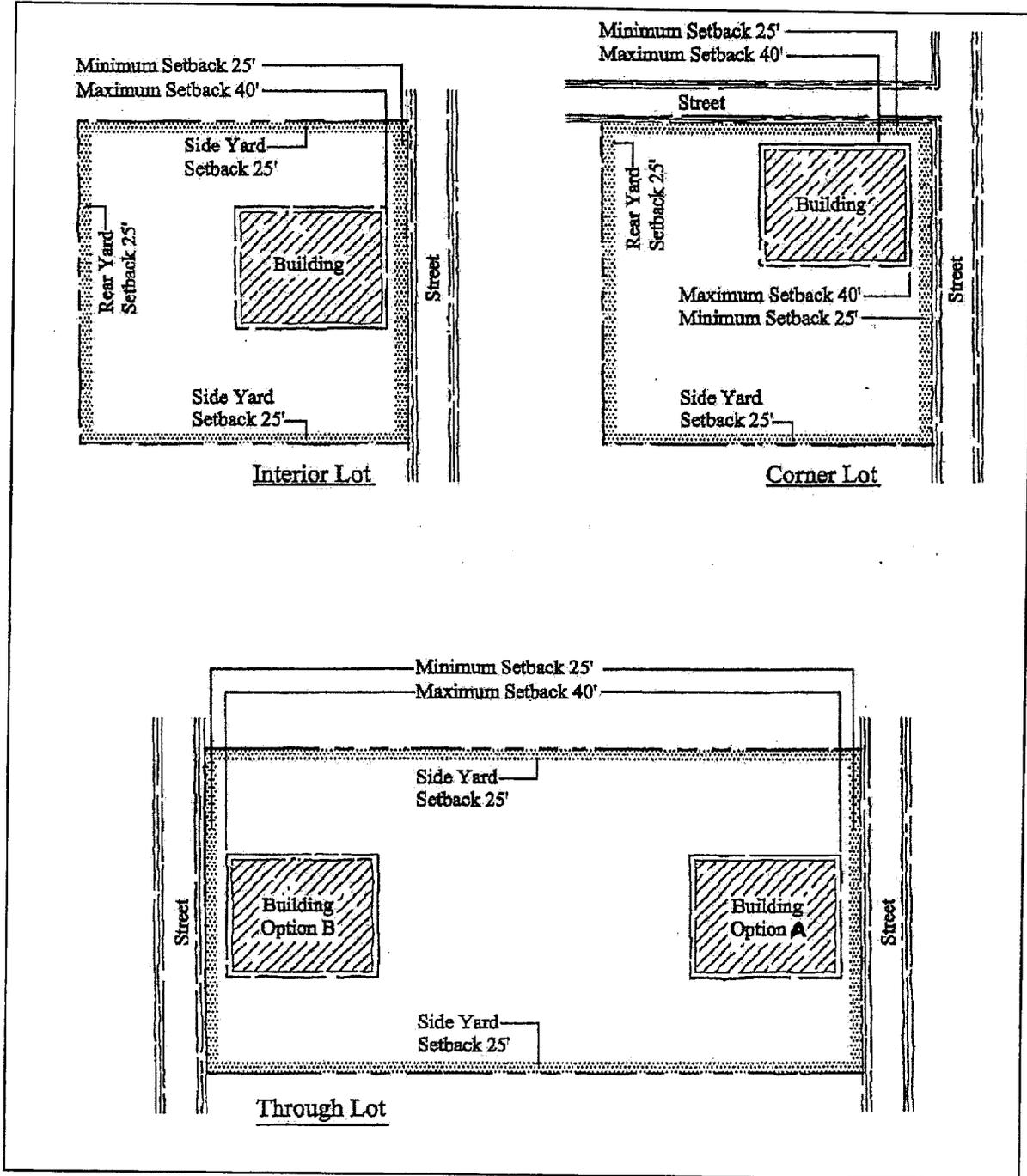
3.22.40.01 - Lot Area

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, Natural Resource Protection, 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. 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 LI-O zones 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. Further, when a site abuts a residential or mixed use zone, landscaping shall be at least 6 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. 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.** Independent or cumulative expansions of a commercial, industrial, or civic structure in existence and in compliance with the Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with this section provided that:

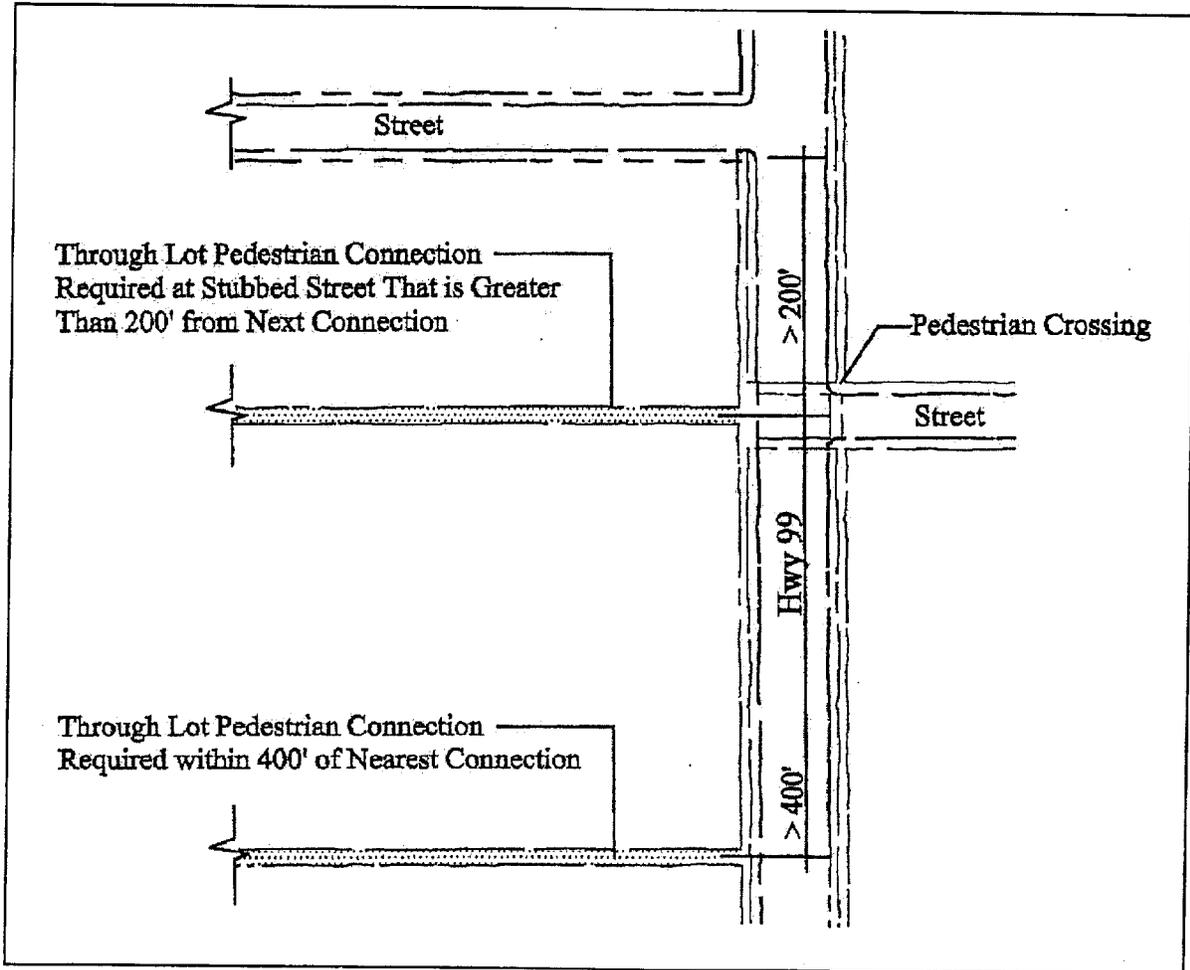
1. The expansion adds floor area of 500 sq. ft. or less; or
 2. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.
- b.** Independent or cumulative expansions of a commercial, industrial, or civic structure in existence and in compliance with the Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in section 4.10.70.01, provided that:
1. The expansion adds floor area of more than 3,000 sq. ft.; or
 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.
- c. 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" through "c" apply. The following standards also apply:
 - (a) Buildings located on parcels abutting South Third Street shall be oriented to that street; however, an exception to this requirement may be granted through Plan Compatibility Review (Chapter 2.13). 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 (e.g., 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.
 - (b) 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.1" and "a.2" apply for civic and commercial uses, and only "a.1," "a.5," and "a.6" apply for industrial uses.
 3. Section 4.10.70.04 - Vehicle Circulation and Design Standards, "b" and "c" only apply.
 4. For civic and commercial uses, section 4.10.70.05 - Standards and Menus for Pedestrian Features and Design Variety, "a.1" (except weather protection is required only at street-oriented entrances), "b.1" through "b.3," "b.5," "b.6," (except 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 "b.7(d)" through "b.7(e)" apply. For industrial uses, "b.1" through "b.3" and "b.7(d)" and "b.7(e)" apply.
 5. Building elevations used to meet the Building Orientation standards in "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 Offsets or Projections
 1. A minimum of one 2-ft. offset 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.
 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.
- d. **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.

3.22.40.09 - Pedestrian Accessibility

At a minimum, a pedestrian walkway shall be provided every 400 ft. along any street, connecting it to the next parallel street. In addition, a through-lot pedestrian walkway is required at any location where a public or private street pedestrian crossing (existing striped crossings, or pedestrian crossings adopted in approved plans) stubs to a parcel with no other through-lot pedestrian walkway within 200 ft.



Section 3.22.50 - COMPLIANCE WITH THIS CODE

All development shall comply with applicable design standards and other provisions of the Code including, but not limited to, chapters 4.0, 4.1, 4.2, 4.6, 4.7, and 4.9. The block standards established in section 4.0.60 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.