

16.21.030 Development Standards

A. Table 21-2 identifies the development standards that apply to all development in the C/LI, LI, I, and M-1 zones.
(Ord. 1172, 2007)

**TABLE 21-2
Development Standards - Industrial Zones**

Development Standards	Zone						
	C/LI	C/LI (IP)	LI	LI (IP)	I	I (IP)	M-1
1. Minimum size for Industrial subdivision (see Section 16.21.030(B))	5 acre	5 acre	5 acre	5 acre	5 acre	5 acre	5 acre
2. Minimum Lot Size	6,000 sf	6,000 sf	10,000 sf	10,000 sf	1 acre	1 acre	1 acre
3. Minimum Lot Width	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	50 ft.
4. Minimum Lot Depth	80 ft.	80 ft.	100 ft.	100 ft.	200 ft.	200 ft.	200 ft.
5. Floor Area Ratio (FAR)-Maximum (a)	0.35	0.25	0.35	0.25	0.35	0.25	0.35
6. Front Yard Setback - Minimum	10 ft.	20 ft.	10 ft.	20 ft.	5 ft.	20 ft.	5 ft.
7. Side Yard Setback - Minimum							
* Interior	0 ft.	5 ft	0 ft.	5 ft	0 ft.	5 ft	0 ft
* Street Side	10 ft.	20 ft.	10 ft.	20 ft.	5 ft.	20 ft.	5 ft.
* Abutting residential zone	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.	5 ft.
8. Rear Yard Setback - Minimum							
* Abutting nonresidential zone	0 ft.	5 ft.	0 ft.	5 ft.	0 ft.	5 ft.	0 ft.
* Abutting residential zone	40 ft.	40 ft.	40 ft.	40 ft.	50 ft.	50 ft.	5 ft.
9. Lot Coverage - Maximum	80%	75%	85%	80%	85%	80%	85%
10. Building Height - Maximum	35 ft.	35 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.

Abbreviations: sf = square feet, ft. = feet

Note: a) Additional FAR may be approved through Conditional Use Permit review and approval.

b) All buildings must be located not nearer than 35 feet from the center line of the street or 5 feet, whichever is greater

B. Additional Standard for Industrial Park (IP) Overlay Zone

Every industrial park subdivision must have a minimum of 5 acres overall. A maximum of 75% of the park may have parcels in accordance with the minimum lot size requirements of the underlying zone (see Table 21-2). The remaining 25% of the parcels must be 4 acres in size or larger.
(Ord. 1172, 2007)