

Chapter 17.30

LIGHT INDUSTRIAL (M-L) ZONE

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- 17.30.01 PURPOSE AND APPLICATION. This district is intended to reserve appropriately located areas for various types of processing, assembly, storage and manufacturing uses and related activities; protect such areas from intrusion by residential or inharmonious commercial uses; regulate and control hazardous or objectionable influences incidental to certain industrial uses; and provide areas with adequate space, access and separation from residential, commercial and public uses to promote modern industrial development. The development of any industrial use which utilizes or processes liquids or solids that are obnoxious or are hazardous shall be subject to a Conditional Use Permit. The Light Industrial Zone is intended for uses such as fabricating, assembly, research and development, electronics assembly, warehousing and other such similar uses which do not involve the manufacturing of finished product from raw materials. All work, materials, and equipment storage is generally conducted indoors so that noise, dust, fumes, odors, smoke or gas will not be emitted beyond the confines of the building. Light Industrial is also appropriate as a buffer between Heavy Industrial and non-industrial uses and where the site is visible from residential areas or major streets. Special landscaping, enclosures, screening and other site development standards are applicable in the Light Industrial Zone.
- 17.30.02 PERMITTED USES. The uses as shown in Table 17-1 and all other determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.30.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out

in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.

- 17.30.04 PROHIBITED USES. All other uses not permitted by Section 17.30.02 and 17.30.03 are prohibited.
- 17.30.05 MINIMUM LOT SIZE. See Table 17-2.
- 17.30.06 YARDS AND SETBACKS. See Table 17-2.
- 17.30.07 HEIGHT LIMITS. See Table 17-2.
- 17.30.08 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.30.09 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.30.10 SIGNS. The following signs are permitted in accordance with Chapter 17.61 of this Ordinance.
- A. Temporary real estate signs (not to exceed 8 square feet).
 - B. Temporary subdivision signs.
 - C. Temporary construction signs.
 - D. Temporary political signs.
 - E. Wall signs (on site identification only) not to exceed 5 percent of the primary street frontage.
 - F. One monument sign not to exceed 5 feet in height and 35 square feet, of total copy area advertising on site businesses only.
- The maximum permitted area of all signs shall not exceed two (2) square feet for each lineal foot of street frontage.
- 17.30.11 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.30.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. Outdoor industrial storage yards shall be completely enclosed by a solid screening fence not less than six (6) feet in height. The design and materials proposed shall be approved by the Planning Department.

- B. All development in the M-L zone shall comply with the minimum standards set out in Chapter 17.51 of this Ordinance.
- C. Development in the M-L zone shall also comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.