

SECTION 2.3.M INDUSTRIAL CENTER, LIGHT (ICL)

1. PURPOSE

The purpose of this district is to provide opportunities for light industrial, artisan, and limited commercial activities with minimal off-site impacts, but which require more physical space or have unique site design considerations. The character of this district is varied with small shops to large building footprints and development sited away from sensitive natural environments but in close proximity to the transportation network, including rail service, and with connectivity to other areas in the community by transit and non-motorized facilities. Buildings may be single use or incorporate a mix of uses.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Light Industrial Center (ICL) district are found in Section 3.2. "Building Type Allowed by District."

3. PERMITTED USES

Uses permitted in the Light Industrial Center (ICL) district are found in Table 5, Section 2.4.G. "Table of Uses."

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3. "Accessory Uses and Structures."

Unless otherwise indicated in Table 5, Section 2.4.G., commercial uses may be permitted in this district only as accessory to the industrial use.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

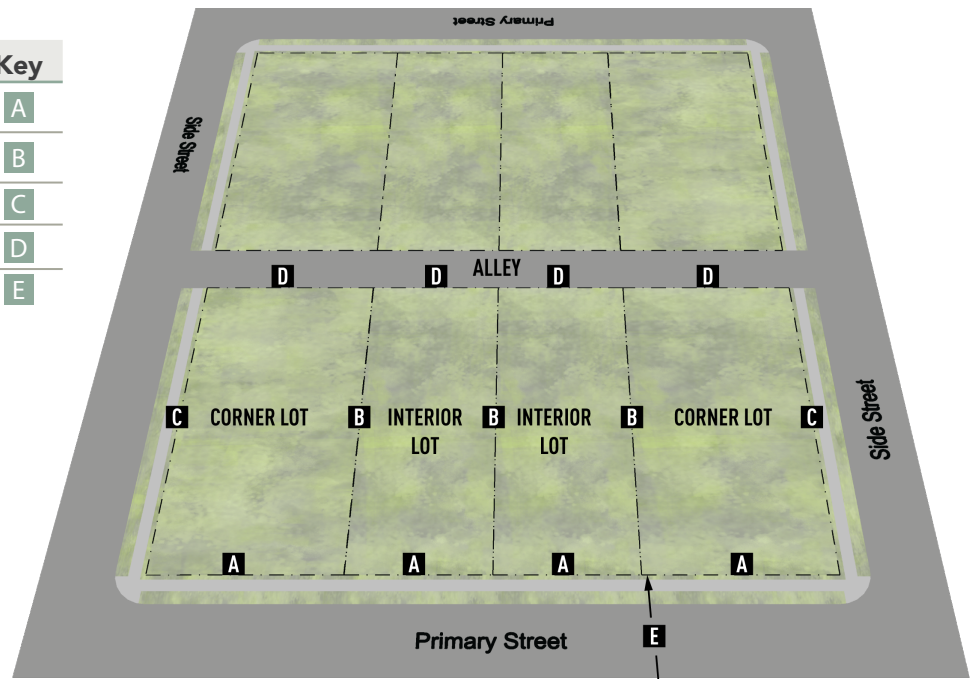


Fig. M-1 General Lot Components

4. SITE DESIGN STANDARDS

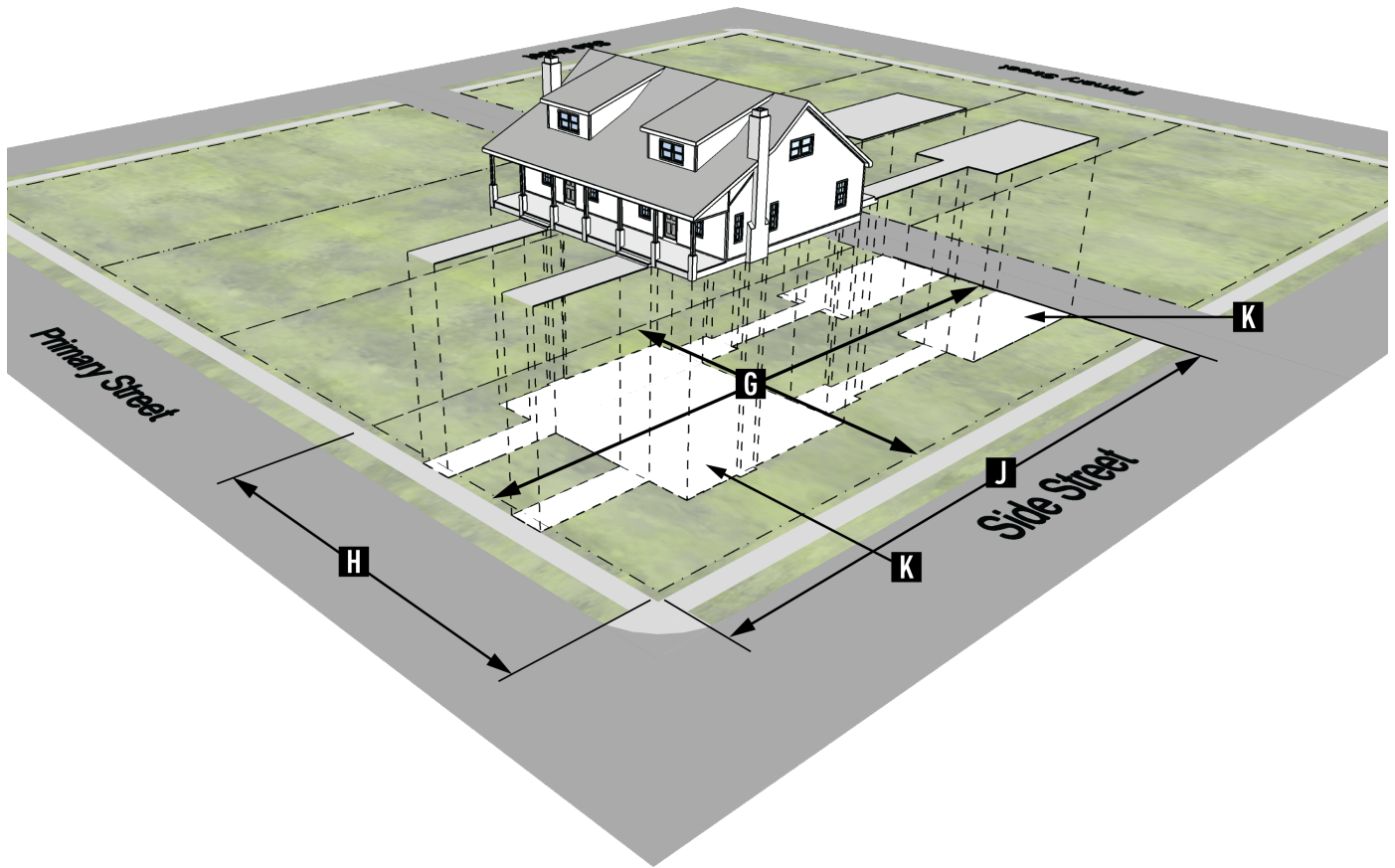


Fig. M-2 Lot Dimensions

a. Lot Dimensions and Gross Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	7,000	70'	n/a	70%	n/a	n/a
Diagram Key	G	H	J	K		



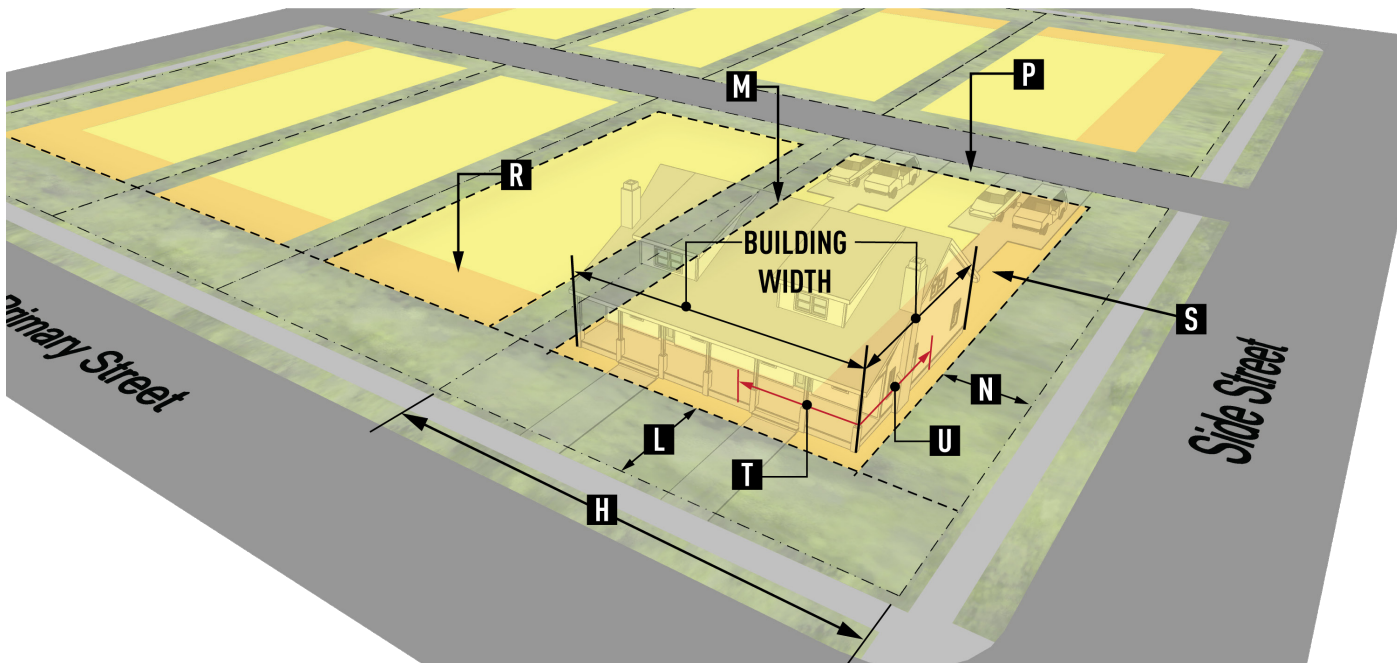


Fig. M-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	20'	20'	L	
Side (interior)	10'	10'	M	
Side (street)	10'	10'	N	
Rear	10'	10'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements	Min. (%) Transparency	Diagram Key		
First Story	10%	R, S		
Upper Story	n/a	R, S		
Blank Wall Articulation	Min. (%)	Diagram Key		
Front	30%	R		
Side (street)	30%	S		

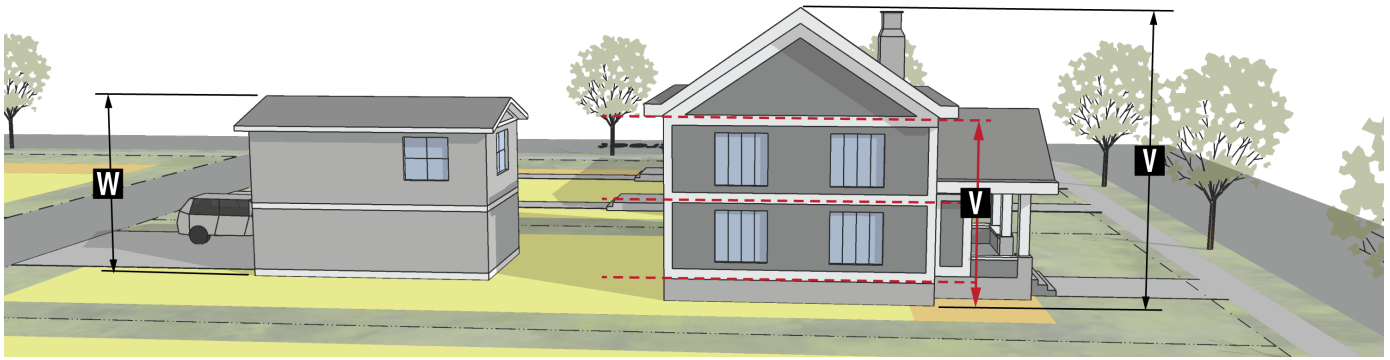


Fig. M-4 Building Height

c. Building Scale

Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	280,000	60'	V	n/a	n/a	V
Accessory structure, detached	n/a	30'	W	n/a	n/a	n/a

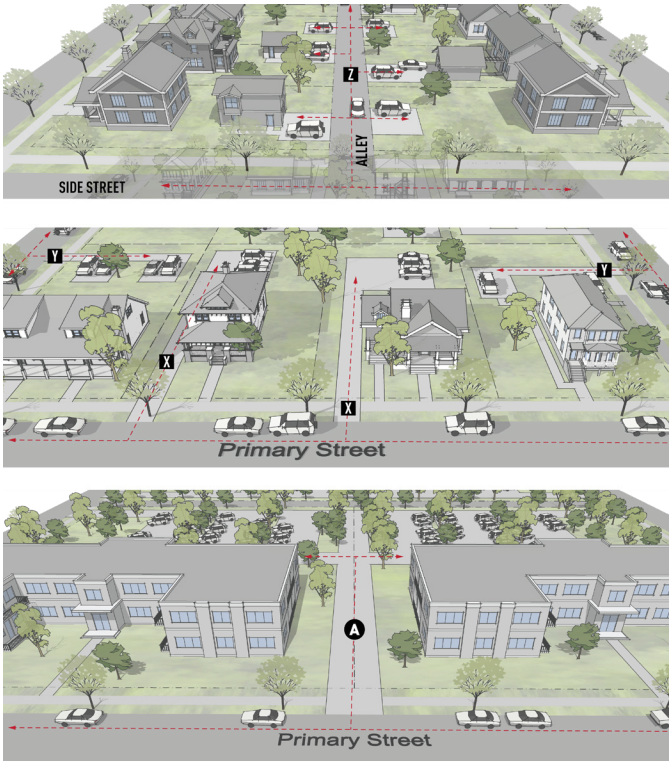
*See height plane requirements in Section 4.6.C.11.

**Agriculture buildings except for those associated with high-impact agricultural use are not subject to Building Scale standards.



5. MOBILITY

The following standards apply to all development in the ICL district as part of the Zoning Compliance Permit process, in accordance with Section 6.2. "Access and Circulation."



a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A

Fig. M-5 Vehicular Access

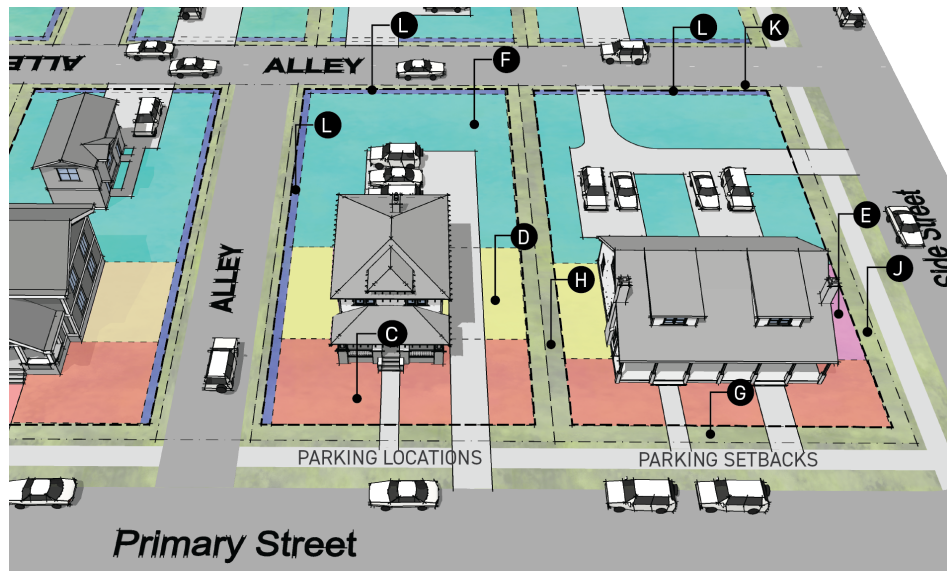


Fig. M-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	10'	G
Side (interior)	5'	H
Side (street)*	5'	J
Rear	5'	K
Alley setback	5'	L

* Excludes driveway access allowed in primary/secondary street setback.

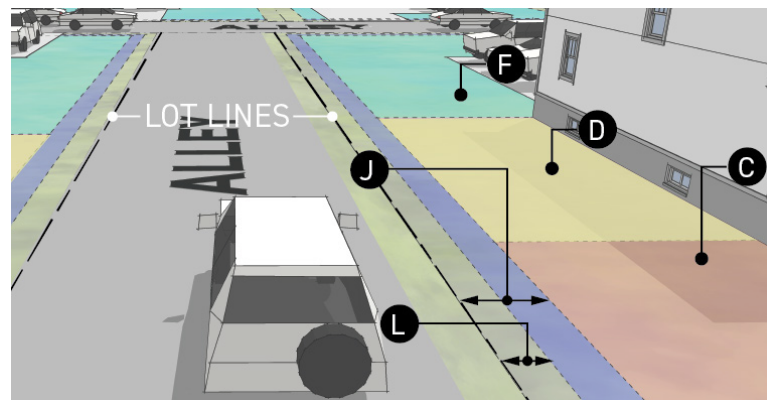


Fig. M-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

