

### **15.03.050 Industrial zoning districts.**

The industrial zoning districts contained in this section are established, designed, and intended to accommodate manufacturing, assembly, wholesale, storage, distribution, and other business uses for the specific purposes as stated below:

#### **A. BLI Business/Light Industrial.**

1. **Specific Purpose.** To provide areas appropriate for low-intensity industrial uses, including light manufacturing, warehousing and distribution, research and development, and commercial services, and to protect these areas, to the extent feasible, from the competition for space from unrelated retail uses, primary office uses, and general industrial uses. The BLI District is also intended to encourage the development of sites for research and development facilities and limited industrial activities, including production, distribution, and storage of goods (but no raw-materials processing or bulk handling), in a landscaped business or industrial "campus" or "park" setting. Secondary office uses on the site are allowed. Limited support services are also allowed, but only to the extent intended to meet the daily needs of the district's employee base. Finally, mixed residential and business/light industrial uses are encouraged (e.g., "live/work" units and studios), subject to specific limits. The BLI District generally implements the "Industrial/Economic Development" land use designation in the LACP.

2. **Limits on Residential Uses in the BLI District.** Residential uses are allowed only in the same building as commercial or industrial uses, provided the residential component comprises fifty percent or less of the total development floor area.

#### **B. MI Mixed Industrial.**

1. **Specific Purpose.** To provide a limited area of existing development appropriate for a variety of industrial and limited commercial uses, including manufacturing conducted inside a building, warehousing and distribution, research and development, and smaller (less than twenty-five thousand square feet) commercial retail uses, and for sexually oriented business uses that require separation or isolation from other types of land uses. The MI District generally implements the "Industrial/Economic Development" land use designation in the LACP within the limits of the district.

2. **Limits on the Size of the MI District.** The MI district is limited in purpose and location. Rezoning to the MI district, beyond zoning changes initiated by the city, is not permitted. Rezoning from the MI district to another district consistent with the LACP and appropriate for the location may be permitted.

3. **Limits on Residential Uses in the MI District.** Permitted residential uses are allowed only in the same building as permitted commercial or industrial uses, provided the residential component comprises fifty percent or less of the total development floor area.

**C. GI General Industrial.** To provide and protect industrial sites and allow for general industry, manufacturing, storage, and related activities that typically require separation or isolation from other types of land uses, or need extensive outdoor storage or activity areas, and to provide sites for sexually oriented business uses that require separation or isolation from other types of land uses. All general industrial uses will be subject to performance standards and buffering requirements to minimize potential impacts. Accessory office uses and some small freestanding offices are allowed. The GI District generally implements the "Industrial/Economic Development" land use designation in the LACP. (Ord. 0-2006-68 § 4; Ord. 0-2001-78 § 1 (part))