

**Proposed Amendments to  
Development Code  
Exhibit A to Application  
of Bruce & April Berg  
October 3, 2008**

**TABLE 18.530.1  
USE TABLE: INDUSTRIAL ZONES**

<b>USE CATEGORY</b>	<b>I-P</b>	<b>I-L</b>	<b>I-H</b>
<b>RESIDENTIAL</b>			
Household Living	R <sup>1</sup>	R <sup>1</sup>	R <sup>1</sup>
Group Living	N	N	N
Transitional Housing	N	N	N
Home Occupation	N	N	N
<b>CIVIC (INSTITUTIONAL)</b>			
Basic Utilities	C <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>
Colleges	N	N	N
Community Recreation	CI <sup>9</sup>	C <sup>19</sup>	CI <sup>9</sup>
Cultural Institutions	N	N	N
Day Care	R <sup>3 9</sup>	R <sup>3 9</sup>	R <sup>3 9</sup>
Emergency Services	P	P	P
Medical Centers	N	N	N
Postal Service	P	P	P
Public Support Facilities	P	P	P
Religious Institutions	N	N	N
Schools	N	N	N
Social/Fraternal Clubs/Lodges	N	N	N
<b>COMMERCIAL</b>			
Commercial Lodging	P	N	N
Eating and Drinking Establishments	R <sup>2</sup>	N	N
<b>Entertainment-Oriented</b>			
- Major Event Entertainment	N	N	N
- Outdoor Entertainment	P	N	N
- Indoor Entertainment	P	N	N
- Adult Entertainment	N	N	N
<b>General Retail</b>			
- Sales-Oriented	R <sup>2</sup>	N	N
- Personal Services	R <sup>2</sup>	N	N
- Repair-Oriented	P	N	N
- Bulk Sales	R <sup>4, ii</sup>	N	N
- Outdoor Sales	N	P	P
- Animal-Related	P	P	P
<b>Motor Vehicle Related</b>			
- Motor Vehicle Sales/Rental	<b>NR<sup>2,4</sup></b>	P	P
- Motor Vehicle Servicing/Repair	C	P	P
- Vehicle Fuel Sales	P	P/C <sup>7</sup>	P
Office	P	N	N
Self-Service Storage	P	P	P
Non-Accessory Parking	P	P	P

**Changes in  
Additions in bold  
Deletions in strike-through**

**TABLE 18.530.1  
(CON'T)**

<u>USE CATEGORY</u>	<u>I-P</u>	<u>I-L</u>	<u>I-H</u>
<b>INDUSTRIAL</b>			
Industrial Services	N	P	P
Manufacturing and Production			
- Light Industrial	P	P	P
- General Industrial	N	P	P
- Heavy Industrial	N	N	P
Railroad Yards	N	N	P
Research and Development	P	P	P
Warehouse/Freight Movement	N	P	P
Waste-Related	N	N	P
Wholesale Sales	R <sup>4</sup>	P	P
<b>OTHER</b>			
Agriculture/Horticulture	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Cemeteries	N	C	N
Detention Facilities	C	N	C
Heliports	C	C	C
Mining	N	N	P
Wireless Communication Facilities	P/R <sup>6</sup>	P	P
Rail Lines/Utility Corridors	P	P	P
Other	NA	NA	P <sup>8</sup>

P=Permitted                  R=Restricted                  C=Conditional Use                  N=Not Permitted

<sup>1</sup>A single-family detached dwelling or single-family mobile or manufactured home allowed for caretaker or kennel owner/operator when located on the same lot as the permitted use and is exclusively occupied by the caretaker or kennel owner/operator and family.

<sup>2</sup>These limited uses, separately or in combination, may not exceed 20% of the entire square footage within a development complex. No retail uses shall exceed 60,000 square feet of gross leasable area per building or business.

<sup>3</sup>In-home day care which meets all state requirements permitted by right.

<sup>4</sup>Permitted if all activities, except employee and customer parking, are wholly contained within a building(s).

<sup>5</sup>When an agricultural use is adjacent to a residential use, no poultry or livestock, other than normal household pets, may be housed or provided use of a fenced run within 100 feet of any nearby residence except a dwelling on the same lot.

<sup>6</sup>See Chapter 18.798, Wireless Communication Facilities, for definition of permitted and restricted facilities in the I-P zone.

<sup>7</sup>Vehicle fuel sales permitted outright unless in combination with convenience sales, in which case it is permitted conditionally.

<sup>8</sup>Explosive storage permitted outright subject to regulations of Uniform Fire Code.<sup>9</sup>Day care uses with over 5 children are permitted subject to an Environmental Impact Assessment in accordance with

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°Limited to outdoor Recreation on (1.) land classified as floodplain on City flood maps, when the recreational use does not otherwise preclude future cut and fill as needed in order to develop adjoining industrially zoned upland; and (2.) land located outside the floodplain as shown on City flood maps, when the Recreation Use is temporary and does not otherwise preclude allowed uses or Conditional Uses other than Recreation within the district.

These limited uses, shall only be allowed in IP zoned property east of SW 72<sup>nd</sup> Avenue. These uses, separately or in combination shall not exceed 60,000 square feet of gross leasable area in a single building, or commercial retail uses with a total of more than 60,000 square feet of retail sales area on a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. (Ord. 04-14)