



## Planning & Building Department

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### Industrial (I) Zoning District

Excerpts from Land Use Code Chapter 20.08, Article VII

*Last Updated: November 12, 2019*

#### Permitted and conditionally-permitted uses

The following table identifies the permitted and conditionally-permitted uses for the Industrial District. This table is to be used in conjunction with the definitions contained in Chapter 20.28, Article IX. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

| Permitted (P) and Conditionally Permitted (C) Uses   | I      | Specific Use Regulations      |
|--|--------|-------------------------------|
| <b>Residential Uses</b>  |        |                               |
| Home-based business  | P      |                               |
| Live/work facilities, including caretaker residence  | C      |                               |
| Supportive housing   | P      |                               |
| Transitional housing   | P      |                               |
| Workforce housing  | C      |                               |
| <b>Retail Trade</b>  |        |                               |
| Firearm dealers  | C      | HMC <a href="#">20.20.105</a> |
| Retail sales, bulky products<br>• Outdoor display and sales  | P<br>C |                               |
| Retail, general, of products manufactured, assembled or warehoused on the same premises, incidental to the primary use | P      |                               |
| Vehicle and agricultural equipment sales and related equipment and supplies sales                                      | C      |                               |
| Wholesaling and distribution   | P      |                               |
| <b>Services</b>  |        |                               |
| Adult entertainment  | C      |                               |
| Business support services  | P      |                               |
| Catering   | P      |                               |
| Commercial recreation  | C      |                               |
| Equipment rental<br>• With outdoor storage and display   | P<br>C |                               |
| Equipment storage yard   | C      |                               |
| Fitness center   | P      |                               |
| Furniture repair, refinishing and re-upholstery  | P      |                               |
| Instructional services   | P      |                               |

| Permitted (P) and Conditionally Permitted (C) Uses   | I                | Specific Use Regulations |
|--|------------------|--------------------------|
| • Abutting a residential or office use or zoning district  | C                |                          |
| Kennel, animal grooming and sales of related equipment and supplies  | C                |                          |
| Maintenance/repair service   | P*               |                          |
| Mortuary   | C                |                          |
| Offices, nonmedical  | C                |                          |
| Offices, medical, where medical, dental, mental health, surgical and/or other similar health care services are provided on an outpatient basis, and that accommodate no more than four licensed primary practitioners (such as medical doctors, dentists, chiropractors, psychologists) within a single office suite in a building specifically designed for office uses. This classification does not include hospitals, clinics, laboratories and dispensing opticians and optometrists. | C                |                          |
| Recycling facility<br>• Small collection facility<br>• Medium collection facility  | C<br>C           |                          |
| Restaurant   | P                |                          |
| Storage – personal storage facility  | P                |                          |
| Vehicle rental   | C                |                          |
| Vehicle services<br>• Major maintenance and repair<br>• Minor maintenance and repair<br>• Service station  | C<br>P<br>P      |                          |
| Vehicle/boat storage   | C                |                          |
| Veterinarian, small animal hospital  | C                |                          |
| <b>Industrial Uses</b>   |                  |                          |
| Alcoholic beverage manufacturing facility<br>• Amplified music<br>• Entertainment and assembly venue<br>• Tasting room   | P<br>C<br>C<br>C |                          |
| Laboratory – medical, analytical   | P                |                          |
| Manufacturing/processing – light   | P                |                          |
| Manufacturing/processing – moderate  | C                |                          |
| Research and development   | P                |                          |
| Warehouse  | P                |                          |
| <b>Accessory Facilities and Uses</b>   |                  |                          |
| Accessory uses customarily associated with or essential to a permitted use, and operated incidental to the principal use, including offices  | P                |                          |
| Tasting of food and nonalcoholic beverage products produced on site  | P                |                          |

| Permitted (P) and Conditionally Permitted (C) Uses | I | Specific Use Regulations |
|--|---|--------------------------|
| <b>Public and Quasi-Public Uses</b>                |   |                          |
| Transit station                                    | P |                          |
| Mail collection and distribution center            | P |                          |
| <b>Utilities</b>                                   |   |                          |
| Public utility facility                            | P |                          |
| Telecommunication facility – minor                 | P |                          |
| Telecommunication facility – major                 | C |                          |

\* If this use (maintenance/repair service) includes firearm sales, a conditional use permit is required subject to the requirements of HMC [20.20.105](#). (Ord. 1179 § 4, 2018; Ord. 1166 § 4, 2017; Ord. 1140 § 2, 2014; Ord. 1088 § 2 (Exh. A § 805), 2009; Ord. 1047 §§ 1, 2, 3, 2006; Ord. 1018 § 2 (Exh. A § 820), 2004; Ord. 1012 § 2 (Exh. D §§ 1, 2), 2004; Ord. 1004 § 3, 2004; Ord. 987 § 2 (Att. A § 6), 2002; Ord. 983 § 2 (Exh. A), 2001; Ord. 971 § 2 (Exh. A § 3), 2001; Ord. 956 § 2 (Att. A § 820), 1999; Ord. 950 § 2 (Exh. A § 820), 1998.)

**Minimum development standards**

|   |  |
|---|--|
| Minimum lot area                                | 20,000 square feet   |
| Minimum lot width                               | 100 feet   |
| Minimum lot depth                               | 120 feet   |
| Minimum front yard                              | 15 feet  |
| Minimum side yard (interior)                    | 0 feet<br>10 feet for residential uses<br>10 feet for non-residential uses adjacent to residential district  |
| Minimum side yard (street side)                 | 15 feet  |
| Minimum rear yard                               | 10 feet  |
| Maximum floor area ratio (FAR)                  | .50, excluding floor area associated exclusively with residential uses   |
| Maximum building height – industrial buildings  | 35 feet when abutting or directly across a street/alley from a site zoned for single-family housing as a permitted use<br>40 feet when abutting or directly across a street/alley from a site zoned for multi-family housing as a permitted use<br>50 feet in all other instances<br>These heights may be reduced through the design review process in consideration of site-specific circumstances. |
| Maximum building height – residential buildings | 40 feet  |
| Site area per dwelling                          | 2,700 square feet  |
| Usable open space per dwelling                  | 150 square feet, subject to the location and design criteria of Section 20.20.015, except that up to 75 percent of ground level open space may be covered by an overhang or balcony.   |

**Other development requirements**

The following additional requirements apply to development in commercial districts:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Accessory dwelling units: HMC [20.20.010](#).
- Off-street parking and loading: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: HMC [20.24.090](#).
- Design review: Chapter [20.28](#) HMC, Article IV.
- Signs: Chapter [20.16](#) HMC, Article IX.