

Chapter 19.65

LI/OP – LIGHT INDUSTRIAL/OFFICE PARK DISTRICT

Sections:

19.65.010	Purpose and intent.
19.65.020	Allowed uses.
19.65.030	Dimensional requirements.
19.65.040	Special regulations.
19.65.050	Special use.
10.65.060	Compliance of existing buildings with design standards.

19.65.010 Purpose and intent.

The purpose of the Light Industrial/Office Park (LI/OP) zoning district is to provide an adequate area for the location of light industry and one or more office parks, recognizing the importance of such facilities for employment in the community and region.

The intent of the regulations is to: (1) Encourage economic opportunities that provide family-wage jobs; (2) accommodate certain uses that may not be suitable in other commercial districts; (3) ensure reasonable protection for adjacent residentially zoned districts; and (4) provide for transit/pedestrian access and aesthetically pleasing development along key corridors.

19.65.020 Allowed uses.

The land uses identified in the table in below are allowed in the LI/OP District unless otherwise prohibited by another provision of the municipal code. The manner in which the uses are allowed is also shown in the following table. All uses are subject to additional requirements of the municipal code. The table lists potential uses in the left-hand column with major categories of uses shown in bold font and specific uses, as appropriate, listed in standard font directly below the associated major use category. The three columns on the right correspond to three methods for allowing the uses; these are abbreviated as: “P” for permitted use, “C” for conditional use, and “A/P” for accessory permitted use. An “X” in a column indicates the method by which the use is allowed. Footnotes provide additional information that shall be applied. If a use is not listed in the table below or an “X” is not marked to indicate the method of allowing the use, it shall not be permitted in this district unless otherwise specifically allowed pursuant to this title or Title 18.

Type of Use	P	C	A/P
Commercial			
Commercial services	X ¹		
Eating/Drinking Establishments			
Restaurants		X ¹	
Industrial			
Light industry	X		
Medical/Health care			
Ambulance services	X		
Miscellaneous			
Guardhouses and caretaker residence			X
Hazardous waste and treatment storage	X		
Storage facilities			X
Parking Facilities			X ²
Public Service Facilities	X		
Public Utility Facilities	X		
Recreation/Entertainment/Cultural facilities			
Health/exercise clubs		X	
Ice skating rinks		X	
Indoor shooting ranges		X	
Recreation facilities, publicly owned		X	
School/Daycare			
Commercial schools		X	
On-site daycare facilities for use by employees			X
Transportation Facilities	X		

¹ Provided that personal service businesses shall comprise no more than a total of 1,000 square feet of floor area within any building.

² Only for facilities associated with an industrial use.

19.65.030 Dimensional requirements.

The following minimum dimensional requirements shall apply uniformly to all development within the LI/OP district, except as otherwise stated in MTMC 19.65.040:

Lot width at street frontage (min.)	50 feet
Front yard setback (min.)	15 feet/20 feet ¹
Side yard setback (min.)	0 feet/10 feet ²
Rear yard setback (min.)	0 feet/30 feet ³
Building height (max.)	5 stories, not to exceed 50 feet/6 stories, not to exceed 70 feet ⁴
Lot coverage (min.)	50%/80% ⁵

¹ The greater number shall apply to any of the frontages of lots abutting Highway 99 or 220th Street SW between the Interurban Trail and Highway 99.

² The smaller number shall be used only for a side yard that abuts a BC, CG or LI/OP district.

³ The smaller number shall be used only for a rear yard that abuts a BC, CG or LI/OP district.

⁴ The greater number of stories may be used only for any portion of a building at least 100 feet from a RS district.

⁵ The greater percentage shall apply only if a pedestrian activity area, consistent with the Light Industrial/Office Park (LI/OP) Design Standards, is provided.

19.65.040 Special regulations.

The following special regulations shall apply to certain uses and locations in the area zoned as LI/OP.

A. Indoor shooting ranges shall be adequately soundproofed and shall be designed to prevent projectiles from escaping the premises; and

B. To ensure an attractive appearance and transit/pedestrian access on major corridors used by the general public, all development occurring on property adjacent to the public right-of-way for 220th Street SW or 66th Avenue W within the LI/OP district upon the effective date of the ordinance codified in this section, unless otherwise exempted by this chapter, shall comply with the Light Industrial/Office Park District (LI/OP) Design Standards which are attached hereto and adopted by reference as though fully set forth herein and which shall be available from the department. If said design standards appear to conflict with another provision of the municipal code, the design standards shall prevail. The LI/OP Design Standards do not apply to any property in the district that is not adjacent to 220th Street SW or 66th Avenue W, except as otherwise specified by this chapter.

C. Buildings that are at least 50 feet from the public right-of-way for 220th Street SW or 66th Avenue W are exempt from the building design standards contained in the LI/OP Design Standards.

D. Street improvements, including curb, gutter, sidewalk, and planting area, shall be required for any lot that is being developed to include a new building or building expansion greater than 500 square feet where such improvements are lacking or inconsistent with current City standards.

E. The standard dimensions in this district for sidewalk and planting areas on 220th Street SW or 66th Avenue W is a minimum of 13 feet from the face of the street curb and shall include a 5 foot planting area next to the curb and a 7.5 foot wide sidewalk, except that as necessary, any portion of the sidewalk area that is on private property may be developed as a pedestrian activity area, subject to applicable provisions of the LI/OP District Design Standards adopted pursuant to this chapter. Sidewalks and planting areas to meet these dimensional requirements shall be installed as development or street reconstruction occurs, pursuant to specific provisions of this chapter.

F. Loading and service facilities shall not be within 60 feet of any RS or RM district unless no other location is possible due to site constraints.

G. Large scale trash receptacles within 20 feet of the public right-of-way shall be screened from view. Screening shall consist of solid wood or masonry fencing 6 feet high, except as provided otherwise is the LI/OP District Design Standards adopted pursuant to this chapter.

19.65.050 Special use.

Wireless communication facilities are regulated under Chapter 19.137 MTMC.

19.65.060 Compliance of existing buildings with design standards.

For expansion, reconstruction, and conversion of legal non-conforming uses or buildings existing prior to April 30, 2008, that are otherwise subject to LI/OP Design Standards as adopted in this chapter, application of the design standards will be applied pursuant to this section, provided that in no case shall an expansion, reconstruction, alteration or conversion result in greater inconsistency with said design standards.

Type of change	Design standard applicability
<p>Expansion For expansion, based on the new floor area equaling less than 50% of all existing buildings on the site but not exceeding 5,000 square feet</p>	<p>Building design standards shall apply to any new exterior wall or roofline, unless otherwise exempted. If the expansion, with or without any other building alterations during a five-year period, has a value that exceeds 50% of the assessed value of all the buildings on the lot, requirements for pedestrian activity areas shall also apply, except that for lots facing two streets, the pedestrian activity area is required only along the busier street.</p>
<p>Expansion For expansion, based on the new floor area equaling either at least 5,000 square feet or 50% of all existing buildings on the site, whichever is less</p>	<p>Building design standards shall apply to any new exterior wall or roofline. Site design standards for pedestrian activity areas shall also apply, except that for lots fronting two streets, the pedestrian activity area is required only along the busier street.</p>
<p>Demolition or Loss For demolition or casualty loss replacement would replace or reconstruct all or substantially all of the building</p>	<p>Design standards shall apply to the entire building and site or, in the case of multiple buildings, any portion of the site related to the building being substantially or entirely replaced or reconstructed.</p>
<p>Conversion For conversion of an existing building to a new use or for re-use of a building that has been vacant or not legally occupied for the previous 24 months and not including building alterations that have a combined value greater than 50% of the assessed value of all buildings on the lot</p>	<p>Compliance with site design standards for pedestrian activity areas is required, except that for lots fronting two streets, the pedestrian activity area is only required along the busier street. Building design standards shall apply to any new exterior wall.</p>
<p>Alterations or expansion For building alterations, including any expansions, that during a five-year period have a combined value of greater than 50% of the assessed value of all buildings on the site</p>	<p>Compliance with building design standards is required for any new or replaced exterior wall. Compliance with site design standards for pedestrian activity areas is also required, except that for any lot fronting on two streets, the pedestrian activity area is required only along the busier street.</p>