

SECTION 2.3.N INDUSTRIAL CENTER, HEAVY (ICH)

1. PURPOSE

The purpose of this district is to provide places where the manufacturing, processing, storage, and distribution of goods and services can occur freely with limited impacts to adjacent districts related to noise, dust, odor and clutter. This district accommodates a range of industrial uses including heavy manufacturing, processing, fabrication, solid waste disposal, power generation, pipeline terminals, and similar uses requiring separation and buffering from less intensive land use and development. Limited commercial uses may be present but shall be accessory to industrial activities. Development is sited away from streams, riparian corridors, and wetlands to protect sensitive natural features, waterways, and fish and wildlife habitat and movement corridors. District character is varied but generally defined by large acreage and moderate to large building footprints depending on the use. These districts are located along arterial roads, near or adjacent to rail, with connectivity to other areas in the community by transit and non-motorized facilities.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Heavy Industrial Center (ICH) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Heavy Industrial Center (ICH) district are found in Table 5, Section 2.4.

Multiple principle uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3.

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

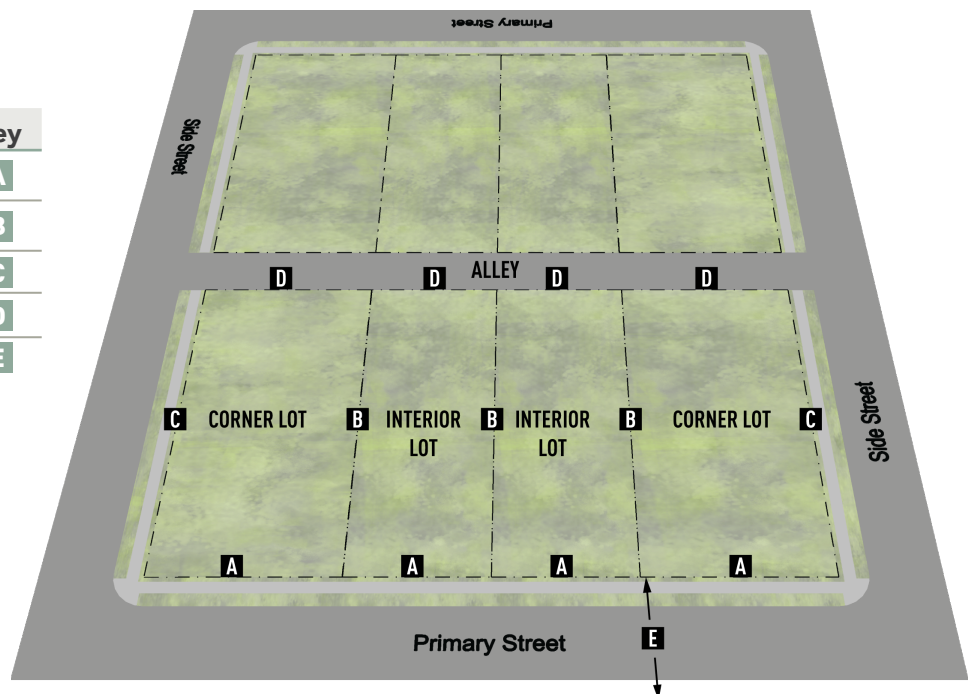


Fig. N-1 General Lot Components

4. SITE DESIGN STANDARDS

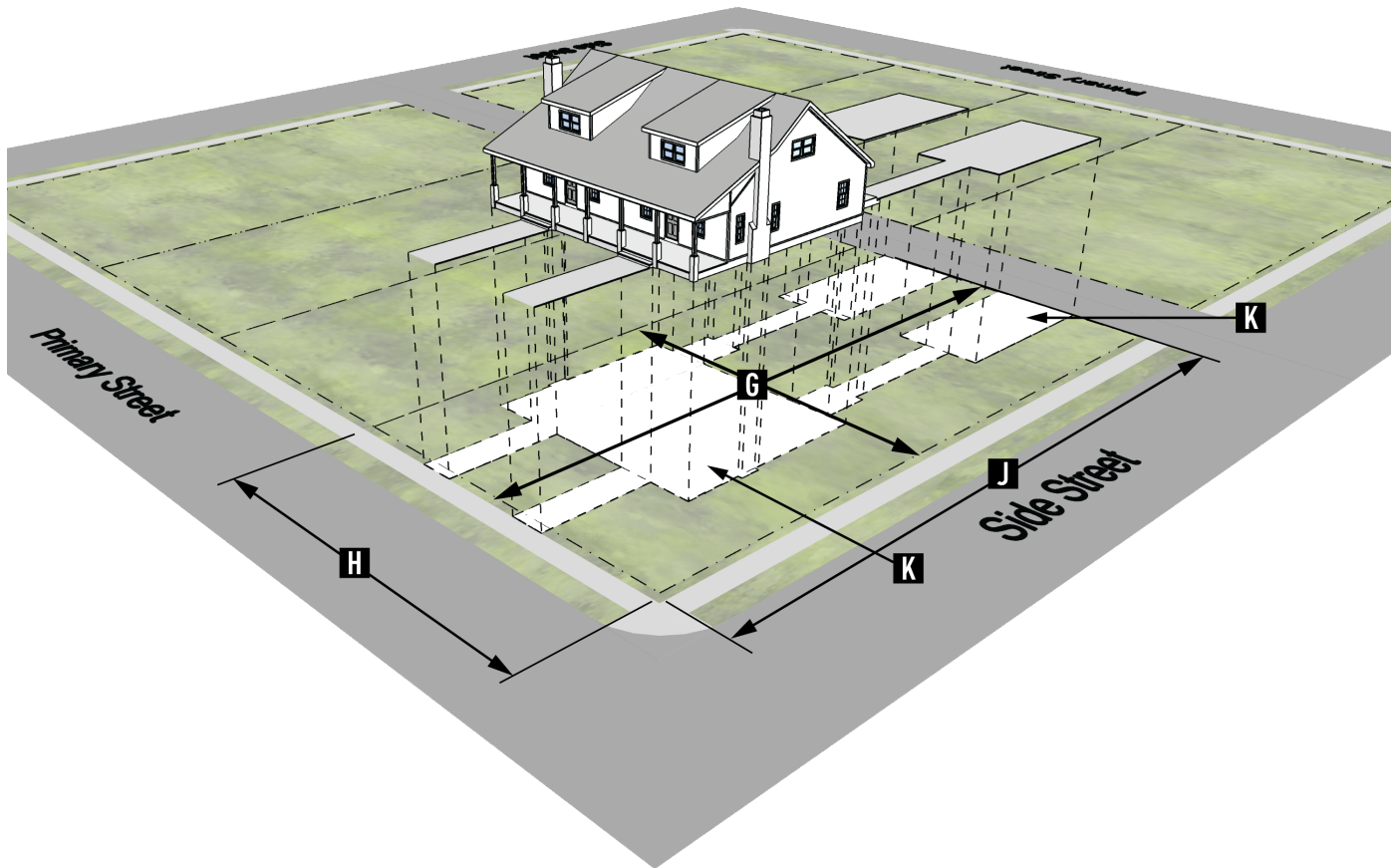


Fig. N-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
All types as permitted	20,000	n/a	n/a	80%	n/a	n/a
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		



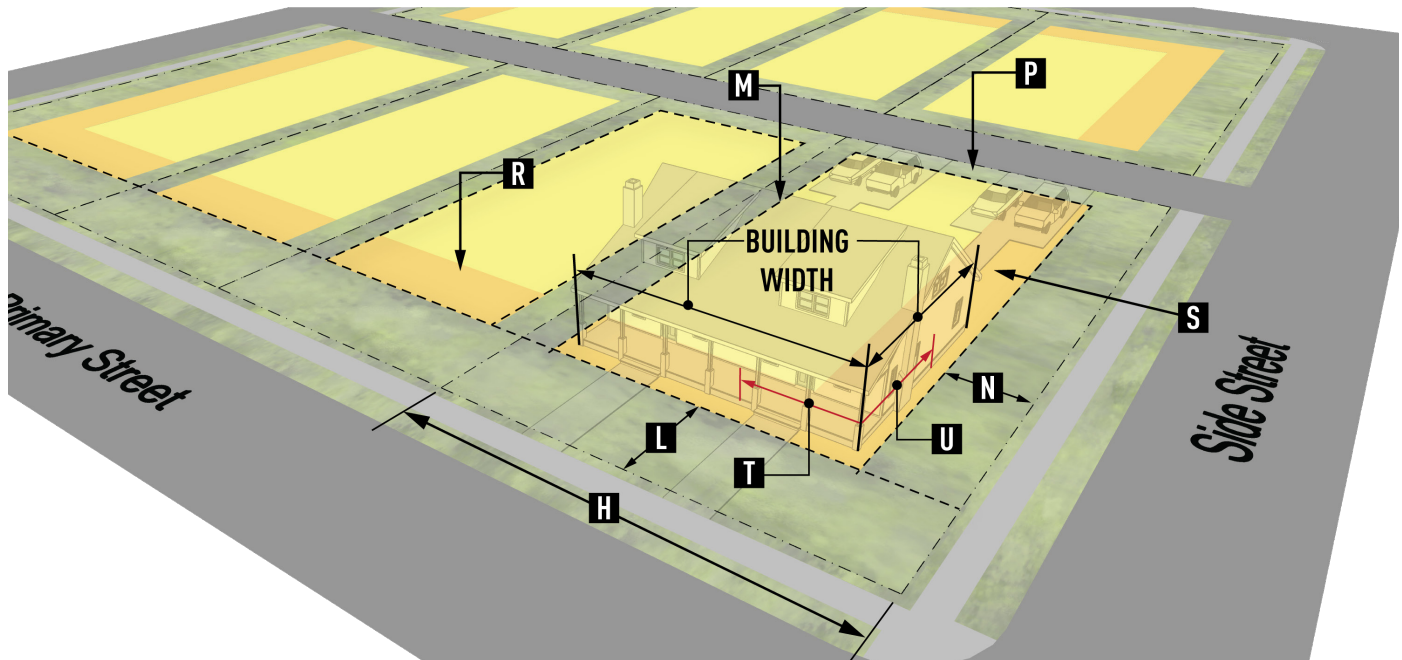


Fig. N-3 Building Placement

### b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	25'	25'	L	
Side (interior)	25'	25'	M	
Side (street)	25'	25'	N	
Rear	25'	25'	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	n/a	R, S		
Upper Story		R, S		
Blank Wall Articulation	Min. (%)	Diagram Key		
Front	20%	R		
Side (street)	n/a	S		

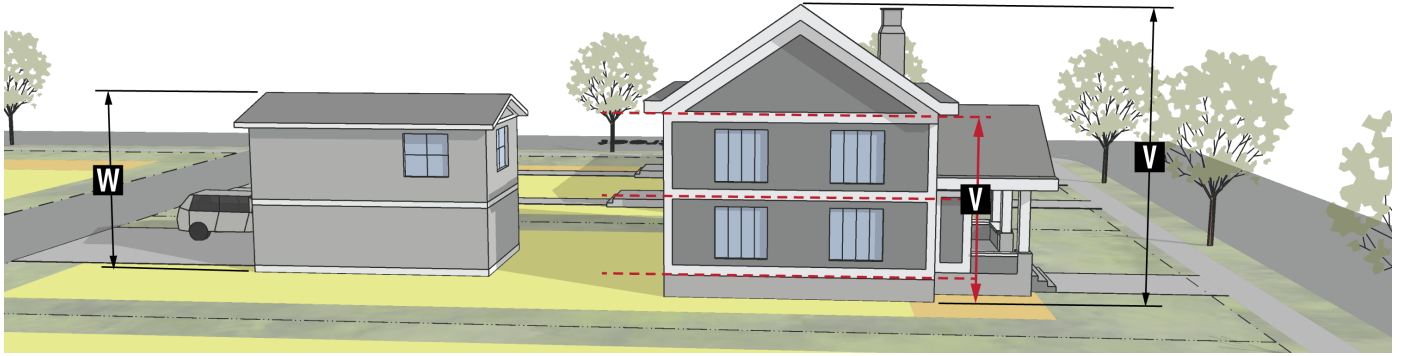


Fig. N-4 Building Height

c. Building Scale

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

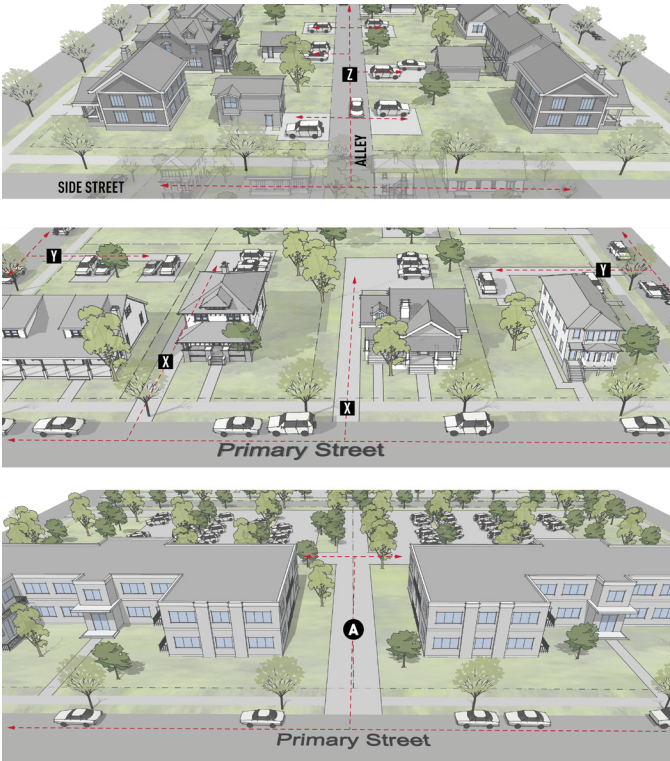
\*See height plane requirements in Section 4.6.C.11.





5. MOBILITY

The following standards apply to all development in the ICH district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



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. N-5 Vehicular Access

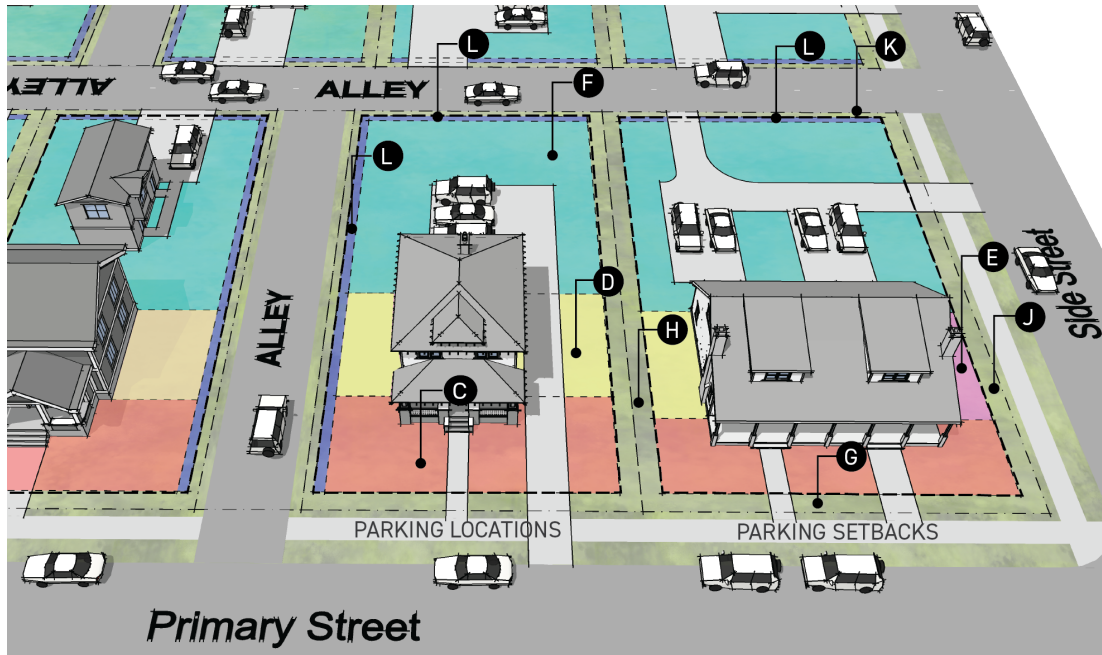


Fig. N-6 Parking Locations and Setbacks

**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)*	10'	J
Rear	5'	K
Alley setback	5'	L

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

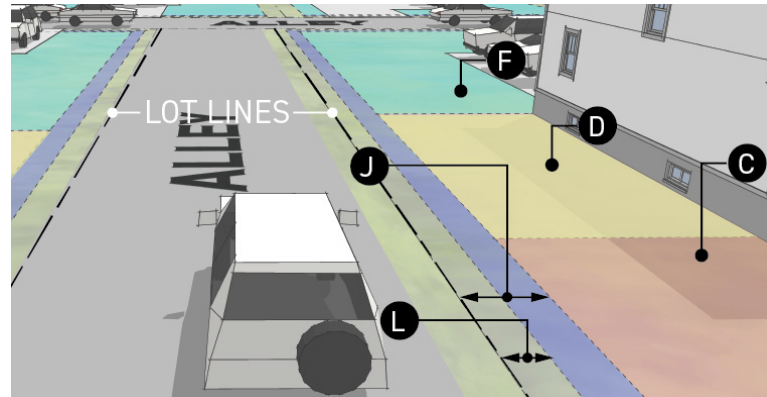


Fig N-7 Measuring Alley Setbacks

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

