

Development Standards in the Light Industrial (IL) and Business Park (BP) Zones

Type of Use	Light Industrial (IL)	Business Park (BP)
Minimum Lot Area	None	None
Minimum Lot Width	None	5 Acres
Maximum Building Height	100 feet	100 feet
Front/Street Side Setback	20 feet	20 feet
Side (Interior) Setback	0 feet	20 feet
Rear Setback	0 feet	20 feet
Minimum Site Landscaped Area	10 %	15 %
Additional Requirements	<ul style="list-style-type: none"> • 10 foot wide landscape buffer • No design regulations • Up to 10% commercial retail allowed 	<ul style="list-style-type: none"> • No site-obscuring fencing over 4 feet high • Blank walls discouraged • Vegetative buffer at least 11 feet high • Parking areas separated from street by landscaping and other features at least 3 feet high • Coordination with transit agency • Structures clustered to maximize open space • Pedestrian access plan • Up to 20% commercial retail allowed

The following standards have been identified through previous community engagement and are incorporated into the master plan:

Requirements Unique to this Master Plan

- Include 20 foot wide landscape buffer along southern site border
- Place southern road and interior landscape between existing residential neighborhood and new industrial development
- Limit road access points on NE 94th to minimum necessary per code
- Design 88th access point to accommodate future signalization
- Provide pedestrian access to future Leichner Park