

4-2-070 O

INDUSTRIAL LIGHT (IL)

Uses allowed in the IL Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H
ANIMALS AND RELATED USES	
Kennels	H #37
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Caretaker's residence	AC
SCHOOLS	
K-12 educational institution (public or private)	H #9
K-12 educational institution (public or private), existing	P #9
Other higher education institution	P #38
Schools/studios, arts and crafts	P
Trade or vocational school	P
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
Community Facilities	
Cemetery	H
Religious institutions	H
Service and social organizations	H
Public Facilities	
City government offices	AD
City government facilities	H
Other government offices and facilities	H
OFFICE AND CONFERENCE	
Conference center	P #38
Medical and dental offices	P #38
Offices, general	P #13
OFFICE AND CONFERENCE (Continued)	
Veterinary offices/clinics	P #38
RETAIL	

P=Permitted Use

P#=Permitted provided conditions are met

**AD=Administrative Conditional Use
H=Hearing Examiner Conditional Use**

**AC=Accessory Use
#=Conditions**

Uses may be further restricted by: RMC 4-3-020, Airport Related Height and Use Restrictions; RMC 4-3-040C, Uses Permitted in the Automall Improvement District; RMC 4-3-050, Critical Areas Regulations; RMC 4-3-090, Shoreline Master Program Regulations

Adult retail use	P #43
Big-box retail	P #72
Drive-in/drive-through, retail	AC
Eating and drinking establishments	P
Horticultural nurseries	H
Retail sales	P #34
Retail sales, outdoor	P #30
Vehicle sales, large	P
Vehicle sales, small	P
ENTERTAINMENT AND RECREATION	
Entertainment	
Adult entertainment business	P #43
Card room	P #52
Cultural facilities	AD
Dance clubs	P #38
Dance halls	P #38
Gaming/gambling facilities, not-for-profit	H #38
Movie theaters	P #38
Sports arenas, auditoriums, exhibition halls, indoor	P #38
Sports arenas, auditoriums, exhibition halls, outdoor	P
Recreation	
Recreation facilities, indoor	P #38
Recreation facilities, outdoor	P #32
SERVICES	
Services, General	
Hotel	P #38
Motel	P #38
Off-site services	P #38
On-site services	P #38
Drive-in/drive-through service	AC #62
Vehicle rental, small	P
SERVICES (Continued)	
Vehicle and equipment rental, large	P #38
Day Care Services	
Adult day care I	P #55
Adult day care II	AD
Day care centers	P #54
Family day care	AC
Healthcare Services	
Medical institutions	H #56
VEHICLE RELATED ACTIVITIES	

Body shops	P #31
Car washes	P
Express transportation services	AD
Industrial engine or transmission rebuild	P #31
Parking garage, structured, commercial or public	P
Parking, surface, commercial or public	P #38
Park and ride, shared-use	P
Park and ride, dedicated	P #105
Transit centers	H #38
Vehicle fueling stations	P
Vehicle service and repair, large	AD
Vehicle service and repair, small	P
Air Transportation Uses	
Helipads, accessory to primary use	H
STORAGE	
Hazardous material, storage, on-site or off-site, including treatment	H #24
Indoor storage	P
Outdoor storage, <u>existing</u>	P #57
<u>Outdoor storage, new</u>	
Self-service storage	P #58
Warehousing	P
INDUSTRIAL	
Industrial, General	
Assembly and/or packaging operations	P
Commercial laundries, existing	P #38
Commercial laundries, new	P #38
Construction/contractor's office	P #14
Laboratories: light manufacturing	P #38
Laboratories: research, development and testing	P #31
INDUSTRIAL (Continued)	
Manufacturing and fabrication, light	P
Solid Waste/Recycling	
Recycling collection station and processing center	P #14
Recycling collection station	P
UTILITIES	
Communications broadcast and relay towers	H #38
Electrical power generation and cogeneration	H #66
Utilities, small	P
Utilities, medium	AD
Utilities, large	H
WIRELESS COMMUNICATION FACILITIES	

Lattice towers support structures	AD #47
Macro facility antennas	P #44
Micro facility antennas	P
Mini facility antennas	P #44
Minor modifications to existing wireless communication facilities	P #49
Monopole I support structures on private property	P #44
Monopole I support structures on public right-of-way	P #44
Monopole II support structures	AD #47
Parabolic antennas – Large	P #44
GENERAL ACCESSORY USES	
Accessory uses per RMC 4-2-050 and as defined in chapter 4-11 RMC, where not otherwise listed in the Use Table	AC
TEMPORARY USE	
Sales/marketing trailers, on-site	P #53
Temporary or manufactured buildings used for construction	P #10
Temporary uses	P #53

|

4-2-070 P

Uses allowed in the IM Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H #59
ANIMALS AND RELATED USES	
Kennels	H #37
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Caretaker's residence	AC
SCHOOLS	
K-12 educational institution (public or private)	H
K-12 educational institution (public or private), existing	P #9
Other higher education institution	P #38
Schools/studios, arts and crafts	P #38
Trade or vocational school	P
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
Community Facilities	
Cemetery	H
Religious institutions	H
Service and social organizations	H
Public Facilities	
City government offices	AD
City government facilities	H
Secure community transition facilities	H #71
Other government offices and facilities	H
OFFICE AND CONFERENCE	
Conference center	P #38
OFFICE AND CONFERENCE (Continued)	
Medical and dental offices	P #38
Offices, general	P #13
Veterinary offices/clinics	P #38
RETAIL	
Adult retail use	P #43

Big-box retail	P #72
Drive-in/drive-through, retail	AC
Eating and drinking establishments	P
Horticultural nurseries	H
Retail sales	P #34
Retail sales, outdoor	P #30
Vehicle sales, large	P
Vehicle sales, small	P
ENTERTAINMENT AND RECREATION	
Entertainment	
Adult entertainment business	P #43
Card room	P #52
Cultural facilities	AD
Dance clubs	P #38
Dance halls	P #38
Gaming/gambling facilities, not-for-profit	H #29
Movie theaters	P #38
Sports arenas, auditoriums, exhibition halls, indoor	P #38
Sports arenas, auditoriums, exhibition halls, outdoor	P #38
Recreation	
Recreation facilities, indoor	P #38
Recreation facilities, outdoor	P #32
SERVICES	
Services, General	
Hotel	P #38
Motel	P #38
Off-site services	P #38
On-site services	P #38
SERVICES (Continued)	
Drive-in/drive-through service	AC #62
Vehicle rental, small	P
Vehicle and equipment rental, large	P #29
Day Care Services	
Adult day care I	P #55
Adult day care II	AD
Day care centers	P #54
Family day care	AC
Healthcare Services	
Medical institutions	H #56
VEHICLE RELATED ACTIVITIES	
Body shops	P #31

Car washes	P
Express transportation services	P
Fuel dealers	H #59
Industrial engine or transmission rebuild	P #31
Parking garage, structured, commercial or public	P
Parking, surface, commercial or public	P #38
Park and ride, shared-use	P
Park and ride, dedicated	P #105
Tow truck operation/auto impoundment yard	H #59
Transit centers	H #38
Vehicle fueling stations	P
Vehicle service and repair, large	P
Vehicle service and repair, small	P
Wrecking yard, auto	H #59
Air Transportation Uses	
Airplane manufacturing	AC #59
Airplane manufacturing, accessory functions	AC
Airplane sales and repair	P
Airport, municipal	P
Airport-related uses	AC
Aviation-related uses	AC
Helipads, accessory to primary use	H #38
Helipads, commercial	H
STORAGE	
Hazardous material, storage, on-site or off-site, including treatment	H #24
Indoor storage	P
Outdoor storage, existing	P #57
Outdoor storage, new	P #57
Self-service storage	P #59
Warehousing	P
INDUSTRIAL	
Industrial, General	
Assembly and/or packaging operations	P
Commercial laundries, existing	P #38
Commercial laundries, new	P #38
Construction/contractor's office	P
Laboratories: light manufacturing	P #38
Laboratories: research, development and testing	P
Manufacturing and fabrication, heavy	H #59
Manufacturing and fabrication, light	P
Manufacturing and fabrication, medium	P #67
Solid Waste/Recycling	
Recycling collection station and processing center	P #38
Recycling collection station	P

Sewage disposal and treatment plants	H #59
Waste recycling and transfer facilities	H #59
UTILITIES	
Communications broadcast and relay towers	H #29
Electrical power generation and cogeneration	H #66
Utilities, small	P
Utilities, medium	AD
Utilities, large	H
WIRELESS COMMUNICATION FACILITIES	
Lattice towers support structures	AD #47
Macro facility antennas	P #44
Micro facility antennas	P
Mini facility antennas	P #44
Minor modifications to existing wireless communication facilities	P #49
Monopole I support structures on private property	P #44
WIRELESS COMMUNICATION FACILITIES (Continued)	
Monopole I support structures on public right-of-way	P #44
Monopole II support structures	AD #47
Parabolic antennas – Large	P #44
GENERAL ACCESSORY USES	
Accessory uses per RMC 4-2-050 and as defined in chapter 4-11 RMC, where not otherwise listed in the Use Table	AC
TEMPORARY USE	
Sales/marketing trailers, on-site	P #53
Temporary or manufactured buildings used for construction	P #10
Temporary uses	P #53

4-2-070 Q

INDUSTRIAL HEAVY

Uses allowed in the IH Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H
ANIMALS AND RELATED USES	
Kennels	H #37
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Caretaker's residence	AC
SCHOOLS	
K-12 educational institution (public or private)	H
K-12 educational institution (public or private), existing	P #9
Other higher education institution	P #38
Schools/studios, arts and crafts	P #38
Trade or vocational school	H
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
Community Facilities	
Cemetery	H
Religious institutions	H
Service and social organizations	H
Public Facilities	
City government offices	AD
City government facilities	H
Secure community transition facilities	H #71
Other government offices and facilities	H
OFFICE AND CONFERENCE	
Conference center	P #38
OFFICE AND CONFERENCE (Continued)	
Medical and dental offices	P #38
Offices, general	P #13
Veterinary offices/clinics	P #38
RETAIL	

Adult retail use	P #43
Big-box retail	P #72
Drive-in/drive-through, retail	AC
Eating and drinking establishments	P
Horticultural nurseries	H
Retail sales	P #34
Retail sales, outdoor	P #30
Vehicle sales, large	P
Vehicle sales, small	P
ENTERTAINMENT AND RECREATION	
Entertainment	
Adult entertainment business	P #43
Card room	P #52
Cultural facilities	AD
Dance clubs	P #38
Dance halls	P #38
Gaming/gambling facilities, not-for-profit	H #38
Movie theaters	P #38
Sports arenas, auditoriums, exhibition halls, indoor	P #38
Sports arenas, auditoriums, exhibition halls, outdoor	P #38
Recreation	
Recreation facilities, indoor	P #38
Recreation facilities, outdoor	P #32
SERVICES	
Services, General	
Hotel	P #38
Motel	P #38
Off-site services	P #38
On-site services	P #38
SERVICES (Continued)	
Drive-in/drive-through service	AC #62
Vehicle rental, small	P
Vehicle and equipment rental, large	P #29
Day Care Services	
Adult day care I	P #55
Adult day care II	H
Day care centers	P #54
Family day care	AC
Healthcare Services	
Medical institutions	H #56
VEHICLE RELATED ACTIVITIES	

Body shops	P #31
Car washes	P
Fuel dealers	P
Industrial engine or transmission rebuild	P #31
Parking garage, structured, commercial or public	P
Parking, surface, commercial or public	P #38
Park and ride, shared-use	P
Park and ride, dedicated	P #105
Railroad yards	P
Tow truck operation/auto impoundment yard	P
Transit centers	H #38
Truck terminals	P
Vehicle fueling stations	P
Vehicle service and repair, large	P
Vehicle service and repair, small	P
Wrecking yard, auto	H
Air Transportation Uses	
Helipads, accessory to primary use	H #38
STORAGE	
Hazardous material, storage, on-site or off-site, including treatment	H #24
Indoor storage	P
Outdoor storage, existing	P #57
Outdoor storage, new	P #57
Self-service storage	P
Warehousing	P
INDUSTRIAL	
Industrial, General	
Assembly and/or packaging operations	P
Commercial laundries, existing	P #38
Commercial laundries, new	P #38
Construction/contractor's office	P
Laboratories: light manufacturing	P #38
Laboratories: research, development and testing	P
Manufacturing and fabrication, heavy	P #67
Manufacturing and fabrication, light	P
Manufacturing and fabrication, medium	P #67
Solid Waste/Recycling	
Recycling collection station and processing center	P #38
Recycling collection station	P
Sewage disposal and treatment plants	H
Waste recycling and transfer facilities	P
UTILITIES	
Communications broadcast and relay towers	H #38

Electrical power generation and cogeneration	H #66
Utilities, small	P
Utilities, medium	AD
Utilities, large	H
WIRELESS COMMUNICATION FACILITIES	
Lattice towers support structures	AD #47
Macro facility antennas	P #44
Micro facility antennas	P
Mini facility antennas	P #44
Minor modifications to existing wireless communication facilities	P #49
Monopole I support structures on private property	P #44
Monopole I support structures on public right-of-way	P #44
Monopole II support structures	AD #47
Parabolic antennas – Large	P #44
GENERAL ACCESSORY USES	
Accessory uses per RMC 4-2-050 and as defined in chapter 4-11 RMC, where not otherwise listed in the Use Table	AC
TEMPORARY USE	
Sales/marketing trailers, on-site	P #53
Temporary or manufactured buildings used for construction	P #10
Temporary uses	P #53

4-2-070 K

COMMERICAL ARTERIAL

Uses allowed in the CA Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H
RESIDENTIAL	
Semi-attached dwelling	AD #18
Attached dwelling	AD #18
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Group homes I	H
Group homes II for 7 or more	H
Home occupations	AC #6
SCHOOLS	
K-12 educational institution (public or private)	H #9
K-12 educational institution (public or private), existing	P #9
Other higher education institution	P
Schools/studios, arts and crafts	P
Trade or vocational school	H
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
Community Facilities	
Cemetery	H
Religious institutions	H
Service and social organizations	H
Public Facilities	
City government offices	AD
OTHER COMMUNITY AND PUBLIC FACILITIES (Continued)	
City government facilities	H
Other government offices and facilities	H
OFFICE AND CONFERENCE	
Conference center	P #38
Medical and dental offices	P

USES:	TYPE:
Offices, general	P
Veterinary offices/clinics	P
RETAIL	
Adult retail use	P #43
Big-box retail	P #72
Drive-in/drive-through, retail	AC
Eating and drinking establishments	P
Horticultural nurseries	H
Retail sales	P #68
Retail sales, outdoor	P #15
Taverns	P #20
Vehicle sales, large	P #41
Vehicle sales, small	P #20
ENTERTAINMENT AND RECREATION	
Entertainment	
Adult entertainment business	P #43
Card room	P #52
Cultural facilities	AD
Dance clubs	P #20
Dance halls	P #20
Gaming/gambling facilities, not-for-profit	H #20
Movie theaters	P #20
Sports arenas, auditoriums, exhibition halls, indoor	P #20
Sports arenas, auditoriums, exhibition halls, outdoor	AD #20
Recreation	
Recreation facilities, indoor	P
Recreation facilities, outdoor	H #20
SERVICES	
Services, General	
Hotel	P #20
Motel	P #20
Off-site services	P #38
On-site services	P #69
Drive-in/drive-through service	AC
Vehicle rental, small	P #20
Day Care Services	
Adult day care I	P #22
Adult day care II	P #22
Day care centers	P #22
Family day care	AC
Healthcare Services	

USES:	TYPE:
Convalescent centers	H
Medical institutions	H
VEHICLE RELATED ACTIVITIES	
Body shops	H #31
Car washes	P #22
Express transportation services	AD #20
Parking garage, structured, commercial or public	P #20
Parking, surface, commercial or public	P #20
Park and ride, shared-use	P #109
Park and ride, dedicated	P #105
Transit centers	H #20
Vehicle fueling stations	P
Vehicle service and repair, small	P
Air Transportation Uses	
Helipads, accessory to primary use	H #20
STORAGE	
Indoor storage	AC #11
Outdoor storage, <u>existing</u>	P #64
<u>Outdoor storage, new</u>	<u>P #64</u>
Self-service storage	H #26
Vehicle storage	AD #38
INDUSTRIAL	
Industrial, General	
Laboratories: light manufacturing	P #20
Laboratories: research, development and testing	P #20
INDUSTRIAL (Continued)	
Manufacturing and fabrication, light	H #20
Solid Waste/Recycling	
Recycling collection station and processing center	P #38
Recycling collection station	P
UTILITIES	
Communications broadcast and relay towers	H
Electrical power generation and cogeneration	H #66
Utilities, small	P
Utilities, medium	AD
Utilities, large	H
WIRELESS COMMUNICATION FACILITIES	
Lattice towers support structures	AD #47

USES:	TYPE:
Macro facility antennas	P #44
Micro facility antennas	P
Mini facility antennas	P #44
Minor modifications to existing wireless communication facilities	P #49
Monopole I support structures on private property	P #44
Monopole I support structures on public right-of-way	P #44
Monopole II support structures	AD #47
Parabolic antennas – Large	P #44
GENERAL ACCESSORY USES	
Accessory uses per RMC 4-2-050 and as defined in chapter 4-11 RMC, where not otherwise listed in the Use Table	AC
TEMPORARY USE	
Model homes in an approved residential development: one model home on an existing lot	P #53
Sales/marketing trailers, on-site	P #53
Temporary or manufactured buildings used for construction	P #10
Temporary uses	P #53