

## Chapter 40 – INDUSTRIAL ZONES (LIT, PLA 6G)

### 40.05 User Guide.

Step 1. Check that the zone of interest is included in KZC 40.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 40.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 40.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 40.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 40.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 40.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

**Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.**

### 40.05.010 Applicable Zones

This chapter contains the regulations for uses in the industrial zones (LIT, PLA 6G) of the City:

### 40.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.
3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility and Detached, Attached or Stacked Dwelling Units uses.
4. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units uses.

5. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.
6. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
7. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.

#### 40.10 General Regulations

##### 40.10.010 LIT Zones

1. If the property is located in the NE 85th Street Subarea, the applicant shall install a through-block pedestrian pathway to connect an east-west pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE pursuant to the through-block pathway standards in KZC 105.19 (See Plate 34K).
2. Retail uses are prohibited unless otherwise allowed in the use zone tables.

##### 40.10.020 PLA 6G Zones

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.
2. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 25 feet above average building elevation (does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).
3. All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets (does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).

40.20 Permitted Uses

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G)**  
**(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)**

Use		Required Review Process:	
		LIT	PLA 6G
40.20.010	Assisted Living Facility	NP	DR = Design Review, Chapter 142 KZC NP = Not Permitted
			None <sup>1, 6</sup> 2, 3, 4, 5
40.20.020	Auction House	None <sup>7</sup>	NP
		8	
40.20.030	Automobile Sales	I	NP
		9	
40.20.040	Breweries, Wineries, and Distilleries	None <sup>7</sup>	None <sup>11</sup>
		10	10, 12, 13, 14, 15
40.20.050	Community Facility	None <sup>7</sup>	IIA
			12
40.20.060	Day-Care Center	NP	None <sup>19</sup>
			16, 17, 18
40.20.070	Detached, Attached or Stacked Dwelling Units	NP	None <sup>6</sup>
			4, 5
40.20.080	Entertainment, Cultural and/or Recreational Facility	None <sup>7</sup>	NP
40.20.090	Government Facility	None <sup>7</sup>	IIA
			12

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)**  
**(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)**

Use		Required Review Process:	
		LIT	PLA 6G
40.20.100	Hazardous Waste Treatment and Storage Facilities	None <sup>7</sup>	NP
		20	
40.20.110	High Technology	None <sup>7</sup>	None
		14, 21	12, 15, 21
40.20.120	Industrial Laundry Facility	None <sup>7</sup>	None <sup>11</sup>
		14	12, 13, 14, 15
40.20.130	Kennel	None <sup>7</sup>	NP
		23, 24	
40.20.140	Manufacturing	NP	None <sup>11</sup>
			12, 13, 14, 15
40.20.150	Mini-Day-Care Center	None <sup>7</sup>	None
		16, 17, 18	16, 17, 18, 19
40.20.160	Office Use	None <sup>7</sup>	None
			12, 15
40.20.170	Packaging of Prepared Materials Manufacturing	None <sup>7</sup>	NP
		11, 14	
40.20.180	Public Park	See Chapter 45 KZC for required review process.	
40.20.190	Public Utility	None <sup>7</sup>	IIA
			12

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)**  
**(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)**

Use		Required Review Process:	
		LIT	PLA 6G
40.20.200	Recycling Center	None <sup>7</sup>	NP
		26	
40.20.210	Restaurant	None <sup>7</sup>	NP
		19, 27	
40.20.220	Retail Establishment Providing Banking and Related Financial Services	None <sup>7</sup>	NP
		19, 27	
40.20.230	Retail Establishment Providing Rental Services	None <sup>7</sup>	NP
40.20.240	Retail Establishment Providing Storage Services	None <sup>7</sup>	None
		28, 29	28, 29
40.20.250	School or Day-Care Center	None <sup>7</sup>	NP
		16, 17, 18	
40.20.260	Vehicle or Boat Repair, Services, Storage, or Washing	None <sup>7</sup>	NP
		25	
40.20.270	Warehouse Storage Service	None <sup>7</sup>	None <sup>11</sup>
		14	12, 13, 14, 15
40.20.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None <sup>7</sup>	None <sup>11</sup>
			12, 13, 14, 15
40.20.290	Wholesale Printing or Publishing	None <sup>7</sup>	None <sup>11</sup>
		14	12, 13, 14, 15

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)**  
**(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)**

Use		Required Review Process:	
		LIT	PLA 6G
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC	DR = Design Review, Chapter 142 KZC NP = Not Permitted
40.20.300	Wholesale Trade	None <sup>7</sup>	None <sup>11</sup>
		14	12, 13, 14, 15

**Special Regulations:**

- PU-1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.
- PU-2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents.
- PU-3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
- PU-4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use.
- PU-5. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited.
- PU-6. This use is only permitted south of 7th Avenue South and only if the entire PLA 6G zone south of 7th Avenue South is included.
- PU-7. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.
- PU-8. Livestock auctions are not permitted.
- PU-9.
  - a. This use is permitted only on properties that adjoin 8th Street or 7th Avenue in the Norkirk Neighborhood.
  - b. Outdoor automobile sales, storage, and display are not permitted.
  - c. Outdoor sound systems are not permitted.
  - d. Outdoor balloons, streamers, and inflatable objects are not permitted.
  - e. Test drives must be accompanied by an employee through the LIT zone and limited to 8th Street, 7th Avenue, and either 6th Street or 114th Avenue NE en route to Central Way/NE 85th Street.
  - f. Hours of operation are limited to 7:00 a.m. to 8:00 p.m.
  - g. This use primarily entails the sale of alternative fuel vehicles such as biodiesel, ethanol, and electric vehicles.

- PU-10. May include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (50 percent if the property is located within 150 feet of the Cross Kirkland Corridor).
- PU-11. The following manufacturing uses are permitted:
- a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment, fabricated metal products;
  - b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;
  - c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;
  - d. Packaging of prepared materials;
  - e. Textile, leather, wood, paper and plastic products from pre-prepared material; and
  - f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.
- PU-12. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
- PU-13. Outdoor storage and fabrication are not permitted.
- PU-14. No more than 20 percent of the gross floor area may be utilized for accessory uses such as wholesale, office, retail or service.
- PU-15. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area.
- PU-16. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
- PU-17. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- PU-18. May include accessory living facilities for staff persons.
- PU-19. This use is permitted if accessory to a primary use, and:
- a. It will not exceed 20 percent of the gross floor area of the building; and
  - b. The use is integrated into the design of the building.
- PU-20. Must comply with the state siting criteria adopted in accordance with RCW 70.105.210.
- PU-21. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.
- PU-22. Reserved.

- PU-23. Must provide suitable shelter for the animals.
- PU-24. Must maintain a clean, healthful environment for the animals.
- PU-25. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
- PU-26. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.
- PU-27. This use is permitted if accessory to a primary use, and there is no vehicle drive-in or drive-through.
- PU-28. May include accessory living facilities for resident security manager.
- PU-29. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland Corridor.

40.30 Density/Dimensions

**Density/Dimensions Table – Industrial Zones (LIT, PLA 6G)**

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear		
40.30.010	Assisted Living Facility <sup>1</sup>	3,600 sq. ft.	20'	5' <sup>2</sup>	10'	60% <sup>3</sup>
40.30.020	Auction House	None	20'	0'	0'	80% <sup>3</sup>
40.30.030	Automobile Sales	None	20'	0'	0'	80% <sup>3</sup>
40.30.040	Breweries, Wineries, and Distilleries	None	20'	0'	0'	90% <sup>3</sup>
40.30.050	Community Facility	None	20'	0'	0'	80% <sup>3</sup>
40.30.060	Day-Care Center	None	20'	0'	0'	80% <sup>3</sup>
40.30.070	Detached, Attached or Stacked Dwelling Units	3,600 sq. ft. per dwelling unit	20'	Detached units: 5' Attached or stacked units: 5' <sup>2</sup> , <sup>4</sup>	10' <sup>5</sup>	60% <sup>3</sup>
40.30.080	Entertainment, Cultural and/or Recreational Facility	None	20'	0'	0'	80% <sup>3</sup>
40.30.090	Government Facility	None	20'	0'	0'	80% <sup>3</sup>
40.30.100	Hazardous Waste Treatment and Storage Facilities	None	30'	0'	0'	90% <sup>6</sup>
40.30.110	High Technology	None	20'	0'	0'	80% <sup>3</sup>
40.30.120	Industrial Laundry Facility	None	20'	0'	0'	90% <sup>3</sup>
40.30.130	Kennel	None	20' <sup>7</sup>	0' <sup>7</sup>	0' <sup>7</sup>	80% <sup>3</sup>
40.30.140	Manufacturing	None	20'	0'	0'	90% <sup>3</sup>
40.30.150	Mini-Day-Care	None	<b>LIT: 20'</b> <b>PLA</b> <b>6G: 30'</b>	0'	0'	80% <sup>3</sup>
40.30.160	Office Use	None	20' <sup>9</sup>	0' <sup>9</sup>	0' <sup>9</sup>	70% <sup>8</sup> <b>LIT: 35' above ABE.</b> <b>PLA 6G: 35' above ABE.</b> <sup>3</sup>

**Density/Dimensions Table – Industrial Zones (LIT, PLA 6G) (Continued)**

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
		Front	Side	Rear			
40.30.170	Packaging of Prepared Materials Manufacturing	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.					
40.30.190	Public Utility	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.200	Recycling Center	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.210	Restaurant	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.220	Retail Establishment Providing Banking and Related Financial Services	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.230	Retail Establishment Providing Rental Services	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.240	Retail Establishment Providing Storage Services	None	20'	0'	0'	<b>LIT: 90%</b> <b>PLA 6G: 80%</b>	35' above ABE. <sup>3</sup>
40.30.250	School or Day-Care Center	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.260	Vehicle or Boat Repair, Services, Storage, or Washing	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.270	Warehouse Storage Service	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	20'	0'	0'	<b>LIT: 80%</b> <b>PLA 6G: 90%</b>	35' above ABE. <sup>3</sup>
40.30.290	Wholesale Printing or Publishing	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.300	Wholesale Trade	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>

**Special Regulations:**

- DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met:
  - a. Project is of superior design, and
  - b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
- DD-2. Five feet but two side yards must equal at least 15 feet.
- DD-3. If adjoining a low density zone other than RSX, then 25 feet above average building elevation (does not apply to institutional uses in low density zones).
- DD-4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.
- DD-5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
- DD-6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
  - a. It will not block local or territorial views designated in the Comprehensive Plan; and
  - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
  - c. The need for an increase in height is directly related to the hazardous waste treatment and/or storage activity; and
  - d. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above ABE. The need for additional setback yards will be determined as part of the review of any request to increase structure height.
- DD-7. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
- DD-8.
  - a. If adjoining a low density zone other than RSX, then 25 feet above average building elevation (does not apply to institutional uses in low density zones); and
  - b. In the Norkirk Neighborhood, south of 7th Avenue and west of 8th Street, maximum height is 40 feet above average building elevation, with no limit on number of stories.
- DD-9. The following regulations apply only to veterinary offices:
  - a. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

40.40 Development Standards

**Development Standards Table – Industrial Zones (LIT, PLA 6G)**

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

	<b>Use</b>	<b>Landscape Category (Chapter 95 KZC)</b>	<b>Sign Category (Chapter 100 KZC)</b>	<b>Required Parking Spaces (Chapter 105 KZC)</b>
40.40.010	Assisted Living Facility	D	A	1.7 per independent unit. 1 per assisted living unit. <sup>7</sup>
40.40.020	Auction House	B <sup>1</sup>	E	1 per each 300 sq. ft. of gross floor area.
40.40.030	Automobile Sales	A	C <sup>2</sup>	See KZC 105.25.
40.40.040	Breweries, Wineries, and Distilleries <sup>3</sup>	A	C	1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.
40.40.050	Community Facility <sup>3</sup>	C <sup>5</sup>	B	See KZC 105.25.
40.40.060	Day-Care Center	D	B	See KZC 105.25. <sup>6</sup>
40.40.070	Detached, Attached or Stacked Dwelling Units	D	A	1.7 per unit.
40.40.080	Entertainment, Cultural and/or Recreational Facility	B	E	See KZC 105.25.
40.40.090	Government Facility <sup>3</sup>	C <sup>5</sup>	B	See KZC 105.25.
40.40.100	Hazardous Waste Treatment and Storage Facilities	A	C	1 per each 1,000 sq. ft. of gross floor area.
40.40.110	High Technology <sup>3</sup>	<b>LIT: A<sup>15</sup> PLA 6G: A</b>	D	<b>LIT: See KZC 105.25.<sup>8, 15</sup> PLA 6G: See KZC 105.25.<sup>4, 8</sup></b>
40.40.120	Industrial Laundry Facility <sup>3</sup>	<b>LIT: A<sup>15</sup> PLA 6G: A</b>	C	<b>LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area.<sup>4</sup></b>
40.40.130	Kennel	B	E	<b>LIT: 1 per each 300 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area.<sup>4</sup></b>
40.40.140	Manufacturing <sup>3</sup>	A	C	1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.150	Mini-Day-Care Center	<b>LIT: D PLA 6G: E</b>	B	See KZC 105.25. <sup>9, 10</sup>

**Development Standards Table – Industrial Zones (LIT, PLA 6G) (Continued)**

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.160	Office Use <sup>3</sup>	C <sup>11</sup>	LIT: E PLA 6G: D	LIT: 1 per each 300 sq. ft. of gross floor area. <sup>12</sup> PLA 6G: 1 per each 300 sq. ft. of gross floor area. <sup>4, 12</sup>
40.40.170	Packaging of Prepared Materials Manufacturing	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. <sup>15</sup> PLA 6G: 1 per each 1,000 sq. ft. of gross floor area.
40.40.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.		
40.40.190	Public Utility <sup>3</sup>	LIT: C <sup>5</sup> PLA 6G: A <sup>5</sup>	B	See KZC 105.25.
40.40.200	Recycling Center	A	C	See KZC 105.25.
40.40.210	Restaurant	B	E	1 per each 100 sq. ft. of gross floor area.
40.40.220	Retail Establishment Providing Banking and Related Financial Services	B	E	1 per each 300 sq. ft. of gross floor area.
40.40.230	Retail Establishment Providing Rental Services	B <sup>1</sup>	E	1 per each 1,000 sq. ft. of gross floor area.
40.40.240	Retail Establishment Providing Storage Services <sup>3</sup>	A	E	LIT: See KZC 105.25. PLA 6G: See KZC 105.25. <sup>4</sup>
40.40.250	School or Day-Care Center	D	B	See KZC 105.25. <sup>10, 13</sup>
40.40.260	Vehicle or Boat Repair, Services, Storage, or Washing	A	E	See KZC 105.25. <sup>14</sup>
40.40.270	Warehouse Storage Service <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control <sup>3</sup>	LIT: B <sup>1</sup> PLA 6G: A	LIT: E PLA 6G: C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.290	Wholesale Printing and Publishing <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>

**Development Standards Table – Industrial Zones (LIT, PLA 6G) (Continued)**

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.300	Wholesale Trade <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>

**Special Regulations:**

- DS-1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
- DS-2. Cabinet signs are not permitted.
- DS-3. In the PLA 6G zone, site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.
- DS-4. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.
- DS-5. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- DS-6. An on-site passenger loading area must be provided if this use can accommodate five or more children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.
- DS-7. If a nursing home use is included, the following parking standards shall apply to the nursing home portion of the facility:
  - a. One parking stall shall be provided for each bed.
- DS-8. If manufacturing, then one per each 1,000 square feet of gross floor area. If office, then one per 300 square feet of gross floor area.
- DS-9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- DS-10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

- DS-11. The following regulations apply only to veterinary offices:
  - a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.
- DS-12. If a medical, dental, or veterinary office, then one per each 200 square feet of gross floor area.
- DS-13. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.
- DS-14. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
- DS-15. The landscaping and parking requirements for accessory uses such as wholesale, office, retail or service will be the same as for the primary use.