

**CHAPTER 17.23 – INDUSTRIAL AND RESEARCH AND DEVELOPMENT ZONES**

REVISED: 5/2/11

**Sections:**

- 17.23.010 Purpose and Intent
- 17.23.020 Matrix of Permitted Uses
- 17.23.030 Development Standards
- 17.23.040 Design Standards

**17.23.010 Purpose and Intent**

- A. The purpose of this Chapter is to achieve the following:
1. Provide a full range of zones that will encourage high technology, manufacturing and other industrial development within the county in order to enhance economic growth, expand the local tax base, and provide employment opportunities for its residents;
  2. Provide lands suitable for industrial development while protecting the labor force on adjacent property by restricting activities which have the potential to produce objectionable influences, such as odor, gas fumes, dust, smoke, noise, vibrations, glare, heat, electrical interference, and radioactive or other waste material beyond the confines of the industrially zoned site;
  3. Protect residential, agricultural and other nonindustrial uses by separating them from industrial activities, and by prohibiting the use of such industrially zoned land for residential or other related nonindustrial activities;
  4. Provide a clear and concise set of procedures, standards and requirements for industrial development.
  5. Provide lands suitable for research and development facilities such as high technology, non polluting manufacturing plants and related uses, while ensuring a high quality, aesthetic environment through design standards, procedures and requirements.
- B. This Chapter further provides regulations applicable to each industrial zone established in Section 17.12.020 (*Zoning Maps and Zones*). The industrial zones are as follows:
1. **Industrial (I).** The I, Industrial zone is intended to provide areas for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

- 2. Industrial – Platted Lands (I-PL).** Lands zoned Industrial within the Rural Regions shall be zoned I-PL. Said lands shall be subject to the requirements under Section 17.27.100 (-PL Combining Zone) as well as the permitted uses and development standards under Tables 17.23.020 and 17.23.030, respectively.
  
- 3. Research and Development (R&D).** The R&D, Research and Development zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting.’