

## Comprehensive Plan – Text Changes to Policy

### LU-58 Manufacturing Park Designation

Purpose. Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs, or other considerations.

Allowed Uses. Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses including but not limited to day care centers, retail vehicle fuel sales, and technical colleges. ~~Limit buildings not used exclusively for manufacturing, research and development, warehousing, or allowed light industrial uses to a height of two stories.~~ Also consider allowing on a limited basis other uses that require large floor plates such as a major medical facility or large sites such as retail vehicle sales.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses, or the natural environment. Use performance standards, permit conditions, and ~~sensitive~~ critical areas regulations to protect the community and other uses within the Manufacturing Park designation.