

1121.13 - MANUFACTURING/INNOVATION DISTRICT (M/I).

I. Purpose and Intent

- A. The purpose of the Manufacturing/Innovation District (M/I District) is to serve as the economic engine of the City. This district currently serves as the location for many of Marysville's largest businesses and companies.

II. Existing Development Patterns

- A. The existing development patterns in the Manufacturing/Innovation District (M/I District) include medium to large-sized manufacturing facilities and warehouses providing users with proximity to freeways and rail lines.

III. Desired Development Pattern

- A. The desired development pattern in the M/I District is to continue the development of manufacturing and warehouse facilities with an emphasis on proximity to fiber optic and rail lines. Additionally, certain retail, commercial and office uses are appropriate within the M/I District when located in accessible nodes.

IV. Development Typologies

- A. Buildings in the Manufacturing/Innovation District shall be developed in accordance with the following development typologies:

- » **Manufacturing Building Typology**
- » **Office/Warehouse Flex Building Typology**
- » **Office Building Typology**

DISTRICT USES

V. PERMITTED USES:

- Artisan Workshop
- Building Materials and Hardware (Retail)
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Private/Public
- Wholesale and Distribution

	<ul style="list-style-type: none"> • Wireless Telecommunications Antenna, Facility, and/or Tower
VI. CONDITIONAL USES:	<ul style="list-style-type: none"> • Extended Stay Hotel
	<ul style="list-style-type: none"> • Ground Passenger Dispatch Facility
	<ul style="list-style-type: none"> • Recycling Center
	<ul style="list-style-type: none"> • Warehousing, Personal Storage/Mini

MANUFACTURING BUILDING TYPOLOGY

The industrial building typology is the standard development form within the M/I District. This development typology allows manufacturing and industrial uses to function according to their business needs.

LOT DIMENSIONS	MIN. LOT SIZE	3 acres
	MIN. LOT WIDTH	200 feet
	FRONT SETBACK	50 feet from lot line, easement line or Right-of-Way*
	SIDE SETBACK	30 feet min. from each side lot line, easement line or Right-of-Way (40 feet min. from residential use)*
	REAR SETBACK	40 feet min. from lot line, easement line or Right-of-Way (75 feet min. from residential use)*
	MAX. LOT COVERAGE	No maximum lot coverage; provided however, all setbacks are satisfied.

PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	50 feet
	PERMITTED FRONTAGES	Arterial street, Loop street, Marginal access street
	FACADE ARTICULATION	Facades greater than seventy-five (75) feet in length, shall incorporate material breaks, projections and/or recesses. No uninterrupted length of any facade shall exceed seventy-five (75) feet.
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Ancillary Office, Shed, or Garage (detached) (See <u>1133.11</u>)
	ACCESSORY STRUCTURE LOCATION	Rear Yard, Side Yard
	ACCESSORY STRUCTURE SETBACKS	30 feet min. from each side lot line or easement line 30 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	As approved through development review.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Metal, Chain-Link, Barbed wire, razor barb or electrically charged with applicable governmental approvals, Vinyl (See <u>1123.20</u>)
	FENCE LOCATION	Front Yard (6 ft.); Side Yard (12 ft.); Rear Yard (12 ft.)

SIGN REGULATIONS	PERMITTED SIGN TYPES	Monument Signs, Identification (Wall/Window/Canopy), Directional (Wall/Window/Projecting), Real Estate (Wall/window) (See <u>Chapter 1129.21</u>)
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Side Yard, Front Yard (with Site Plan approval), or Interior
	PARKING TYPE	Surface Parking Lot, Garage (detached), or Structured Parking Facility
SUPPLEMENTAL REGULATIONS	REQUIREMENT	10% of lot to be dedicated to open space (See <u>1123.06(h)</u>)

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.



OFFICE/WAREHOUSE FLEX BUILDING TYPOLOGY

The Office/Warehouse Flex typology may be located along an industrial drive or an interior commercial street. This typology provides the ability to combine office space and storage/loading areas for industrial, distribution or related principal uses.