



## LORING 39

MOSES LAKE, WASHINGTON  
ZONED R3 – HIGH DENSITY  
RESIDENTIAL

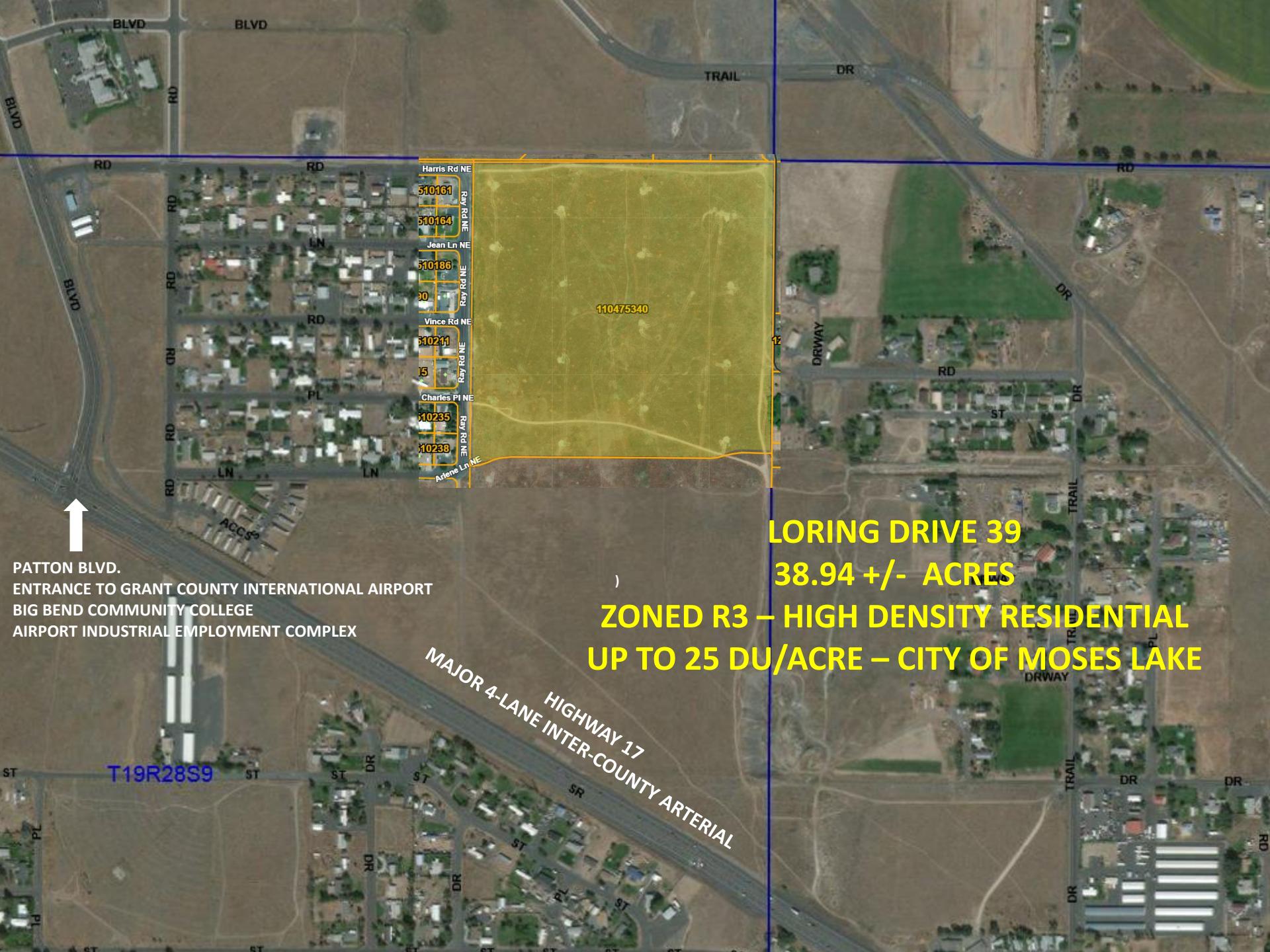
UP TO 25 DU/ACRE  
CITY UTILITIES FRONT SITE  
EASY ACCESS TO HIGHWAY 17

DIRECT LINK TO DOWNTOWN MOSES  
LAKE, EPHRATA (COUNTY SEAT),  
QUINCY DATA CENTERS, TRI-CITIES

EASY ACCESS TO GRANT COUNTY  
INTERNATIONAL AIRPORT  
EMPLOYMENT CENTER:

BOEING  
GENERAL DYNAMICS  
SGL CARBON  
LKQ AUTOMOTIVE  
AEROTEC  
GENIE/TEREX  
FUJI CJEMICAL  
US KDK  
GROUP 14  
REC SILICON  
STOKE AEROSPACE  
MULTIPLE FOOD PROCESSORS

HOME DEPOT  
WINCO  
WALMART  
SPORTSMAN'S WAREHOUSE  
MARSHALLS



Harris Rd NE  
510161  
Ray Rd NE  
510164  
Jean Ln NE  
510186  
Ray Rd NE  
30  
Vince Rd NE  
510211  
Ray Rd NE  
15  
Charles Pl NE  
10235  
Ray Rd NE  
10238  
Ariene Ln NE

**LORING DRIVE 39  
38.94 +/- ACRES  
ZONED R3 – HIGH DENSITY RESIDENTIAL  
UP TO 25 DU/ACRE – CITY OF MOSES LAKE**

MAJOR 4-LANE INTER-COUNTY ARTERIAL  
HIGHWAY 17

T19R28S9

PATTON BLVD.  
ENTRANCE TO GRANT COUNTY INTERNATIONAL AIRPORT  
BIG BEND COMMUNITY COLLEGE  
AIRPORT INDUSTRIAL EMPLOYMENT COMPLEX

121956914

121956913 121956912

063

10175

Harris Rd NE

091510158

091510161

091510167

091510164

Jean Ln NE

091510186

091510190

Vince Rd NE

091510211

10218

091510215

Charles Pl NE

091510232

091510235

091510238

Arlene Ln NE

38.94 +/- ACRES  
ZONED R3 – HIGH DENSITY RESIDENTIAL  
SEE MOSES LAKE MUNICIPAL CODE 15.405.030

110475340

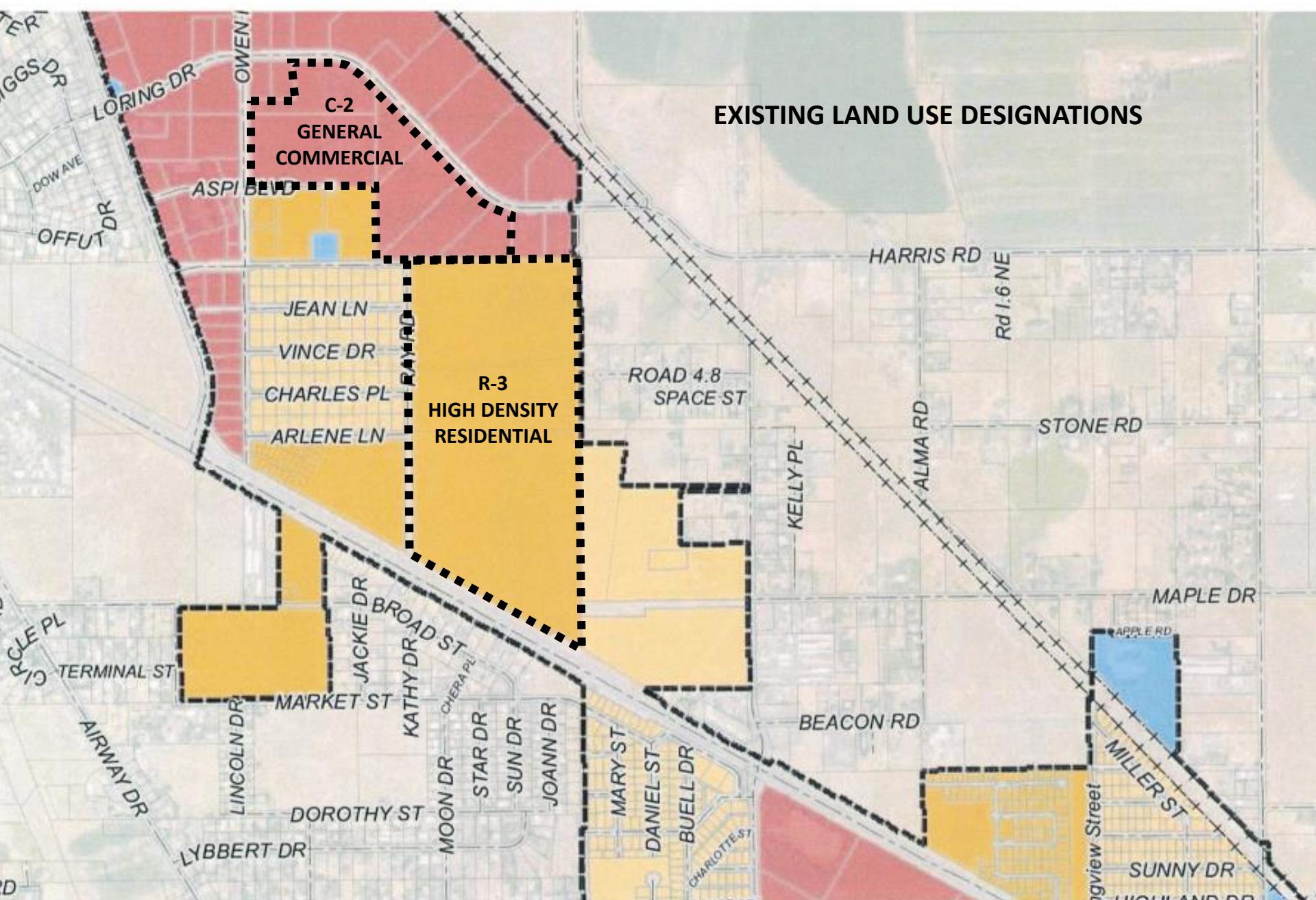
1209032051 120903204

Rd 4.8 NE

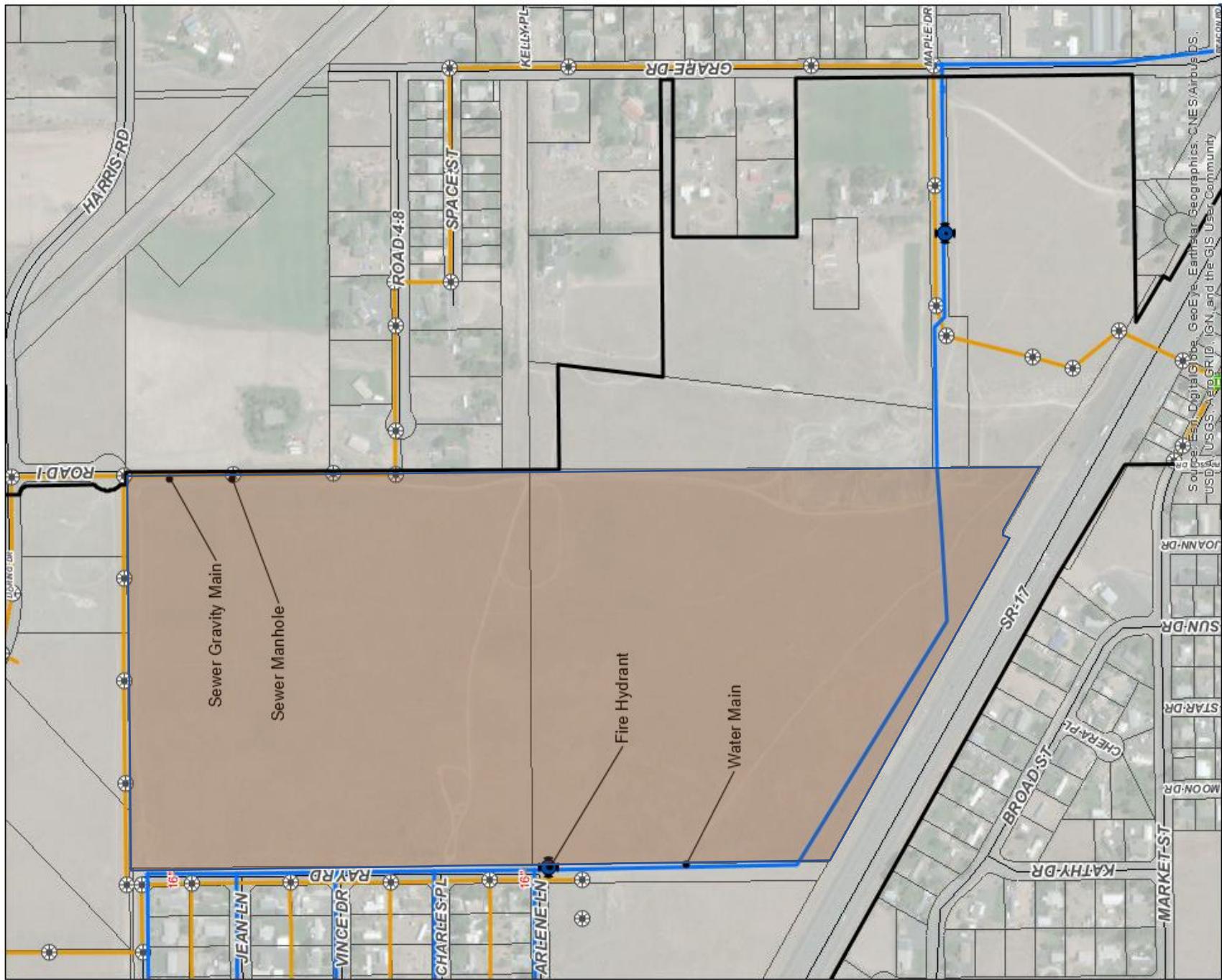
120903207

170478003

## EXISTING LAND USE DESIGNATIONS



ALL INFORMATION SUBJECT TO CONFIRMATION WITH CITY OF MOSES LAKE



**CITY OF MOSES LAKE**

Date: 6/6/2018



Table 15.405.060. Residential Land Uses by Zone

Land Use	Zones									MLDUC Reference
	Residential			Commercial and Mixed Use			Industrial		Public	
	R-1	R-2	R-3	C-1	C-1A	C-2	L-I	H-I	P	
Single Family Dwelling Unit	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Zero Lot Line Home	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Accessory Dwelling Unit	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Duplex	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Townhouse	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Stacked Flats		P	P							<a href="#">15.410 &amp; 15.415</a>
Triplexes <sup>(1)</sup>	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Fourplexes <sup>(1)</sup>	P	P	P							<a href="#">15.410 &amp; 15.415</a>
Fiveplexes			P							<a href="#">15.410 &amp; 15.415</a>
Sixplexes			P							<a href="#">15.410 &amp; 15.415</a>
Cluster Housing Developments <sup>(2)</sup>		P	P							<a href="#">15.410 &amp; 15.415</a>
Courtyard Apartments			P							<a href="#">15.410 &amp; 15.415</a>
Cottage Housing <sup>(2)</sup>		P	P							<a href="#">15.410 &amp; 15.415</a>
Multifamily Residential		P	P(L)	P(L)	C					<a href="#">15.410 &amp; 15.415</a> L -

Table 15.405.110. R-3 Building Dimensional Standards

R-3 Building Dimensions	Standard	Reference
Front yard and exterior side yard setback (for parking/vehicle/garage)	22 feet	
Front yard setback (residential structure)	8 feet	
Rear setback	10 feet	
Side setback	5 feet	
Exterior side yard setback living space (residential structure)	8 feet	
Front yard and exterior side yard setback porches, covered entryways, and similar unenclosed building projections	8 feet	
Maximum building height <sup>(1)</sup>	50 feet <sup>(1)</sup>	
Accessory dwelling unit (ADU) maximum height <sup>(2)</sup>	24 feet	<a href="#">15.415.010</a>
Accessory structure maximum height <sup>(2)</sup>	20 feet	
Lot building coverage	75%	
Parking Requirements <sup>(2)</sup>	2 off street per unit	<a href="#">15.715</a>
Minimum Lot Size <sup>(4)</sup>	2,000 sq ft	
Maximum Density <sup>(3)</sup>	25 units per acre	

FOR ILLUSTRATION ONLY – BUYER TO CONFIRM MOSES LAKE REGULATIONS  
SEE MOSES LAKE MUNICIPAL CODE SECTION 15.400 ET SEQ

**SITE VIEW – FROM HWY 17 LOOKING NORTH**



**SITE VIEW – FROM RAY DRIVE – LOOKING EAST**

