

## INDUSTRIAL

The Industrial future land use category applies to areas that are devoted to manufacturing, storage, and distribution businesses/operations, assembly, and processing.

Industrial development includes more intense industrial uses and may involve outdoor storage or activities involving toxic or biological material or elements that may cause a nuisance to surrounding areas.

Industrial areas should be located along arterial thoroughfares, in proximity to freeways, rail lines and areas with access to airports and other transportation outlets.

These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.

### COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	○○○
Cluster Subdivision	○○○	Mixed-Use, Community Scale	○○○
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	○○○
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	○○○
Single-Family, Small Lot	○○○	Regional Office and Commercial	○○○
Accessory Dwelling Unit	○○○	Neighborhood Shopping Center	○○○
Townhome	○○○	Regional Shopping Center	○○○
Duplex	○○○	Light Industrial/Flex Space	●●●
Triplex/Fourplex	○○○	Heavy Industrial	●●●
Bungalow/Cottage Court	○○○	Civic/Recreation	●●○
Courtyard/Garden Apartment	○○○		
Urban Apartment	○○○		

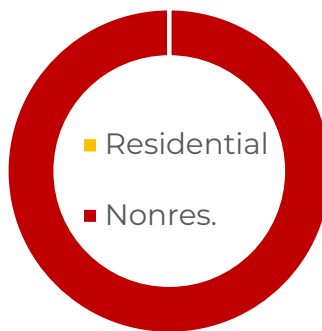
●●●	Appropriate primary uses
●●○	Conditional as primary uses
○○○	Inappropriate use



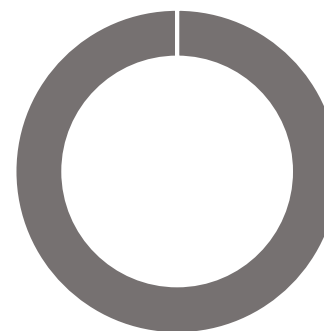
Industrial pipe yard

Figure 3.16. Industrial

Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix

