

## What and where are the LI zones?

There are two **Light Industrial** zones: LI1 and LI2. The LI1 zone is characterized as:

- Older industrial developments on small parcels, primarily in north Everett
- Located in close proximity to transit
- Surrounding properties may have been developed under less stringent zoning

The LI2 zone is characterized as:

- Larger parcels in southwest Everett
- Developments with wide streets, sidewalks, landscaping and where buildings substantially set back (e.g., “campus” style)

## What are the LI standards?

Both LI1 and LI2 would allow similar light industrial and commercial uses. The LI1 standards would be:

- 5,000-square-foot lots
- 50-foot lot width
- Variable heights
- No building setbacks except when abutting residential zones
- Residential use allowed in Metro Everett

The LI2 standards would be:

- 2 ½ acre minimum lot area
- 150-foot lot width
- 30-foot front setback and 15-foot side setback
- Landscape and open space

## What types of industrial uses might be allowed in the LI1 zone?



Cedar Street industrial



Crystalite industrial



Hill Street

## What types of industrial uses might be allowed in the LI2 zone?



M Torres



Seaway Center



Western Pacific