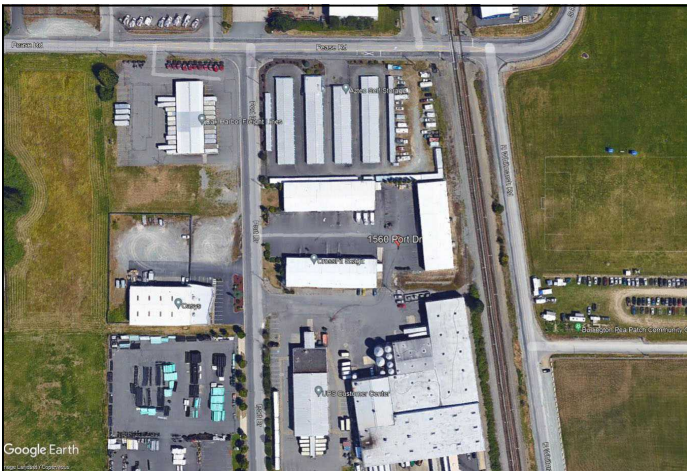


# 1560 PORT DRIVE BURLINGTON WA

FOR SALE

- 11,160 +/- sf industrial building on 0.96 acres
- Currently leased
  - \$78,817.56 annually, \$984.42 monthly NNN
  - Two 3-year renewals @ fair market value
  - 4.7% CAP
- Current lease expires 11/30/2025
- Located 1 block east of Burlington Blvd with direct access to I-5 exit 229 [George Hopper Interchange]
- Zoned M-1: Industrial District
- \$1,675,000.00



Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
clay@claylearned.com



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*

PEASE ROAD

1 P16509  
 2 P16510  
 3 P16511  
 4 P16512  
 5 P16513

U-BSP-1-00 8026  
 SURVEY AF 9704150029 V19 PG93  
 P16514  
 AF 200003030001 4  
 P16515  
 AF 9607010033 V18 P114

P24185 P24182 P24235

A P BU-5-80  
 B P BU-7-87

P24234 B-1  
 P24236 B-2  
 P24237 B-3

13 14 15 16 17

P116586 P116587 P116588 P116589 P116590

SURVEY AF 9607010033 V18 P114

P24227 1  
 P99046 2  
 P99050 3  
 P99051 4

TRACT X

P24230 P24238

SURVEY VOL. 7, PG. 199

P116595

SURVEY AF 201312270146

P24231

P24281 DIKE DIST. #12

EAST MCCORQUEDAILE DRIVE

VALNUT STREET

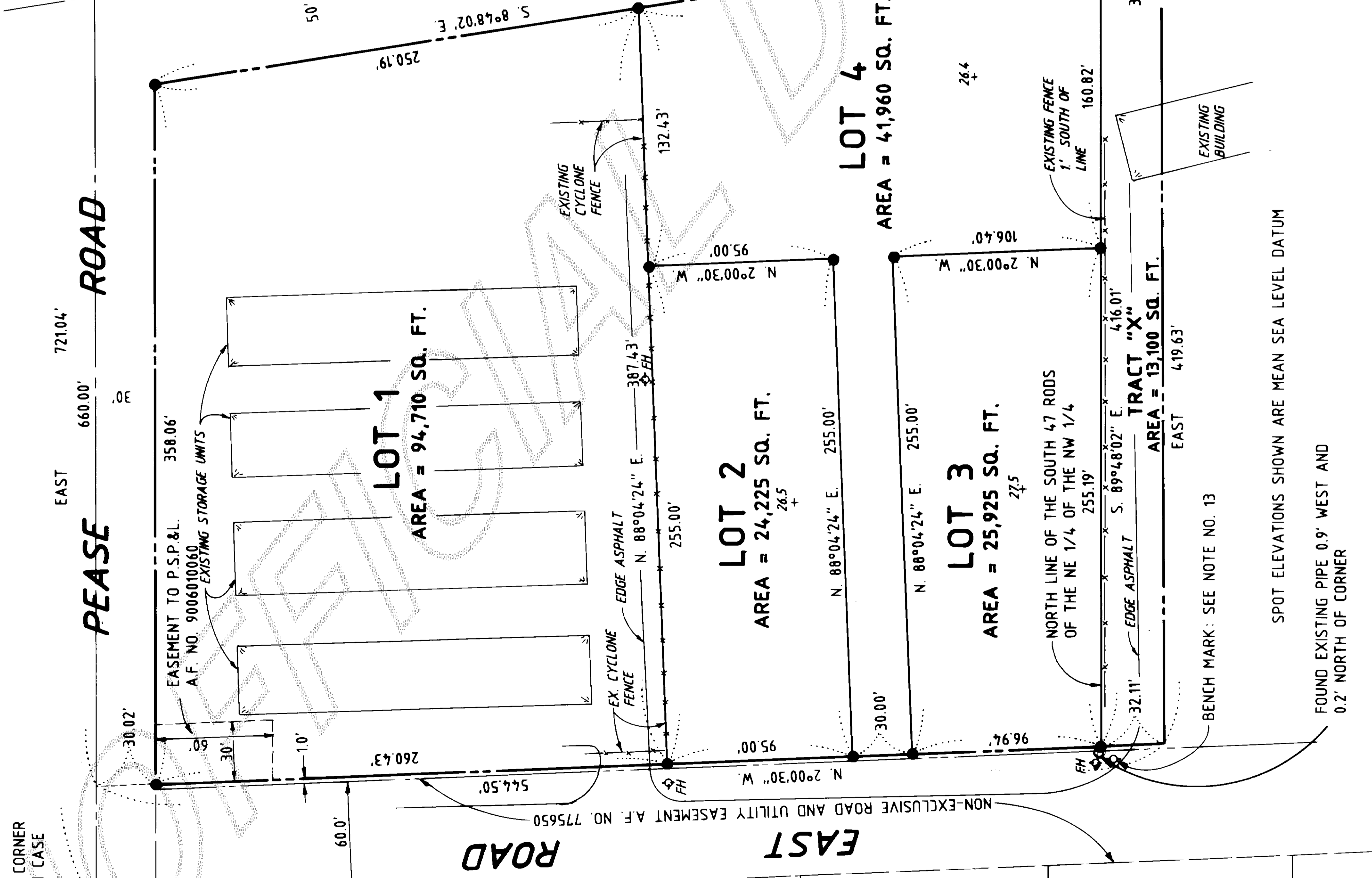
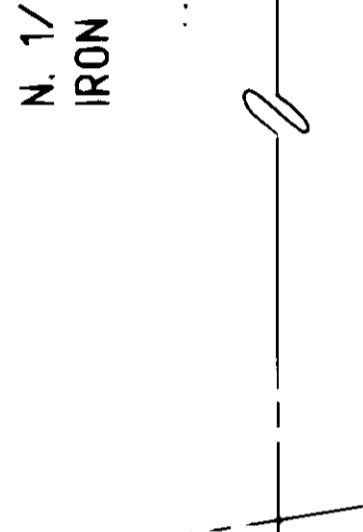
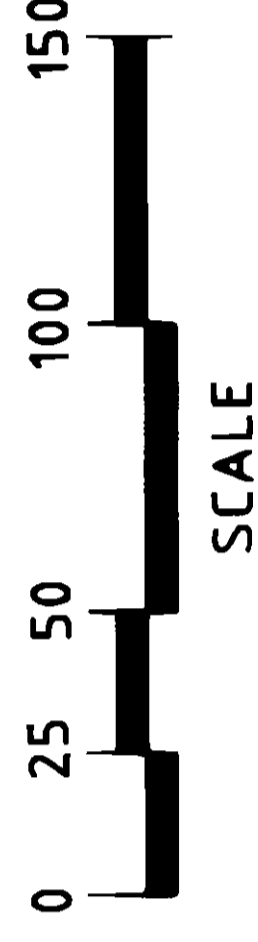
ARK 2

9106070011

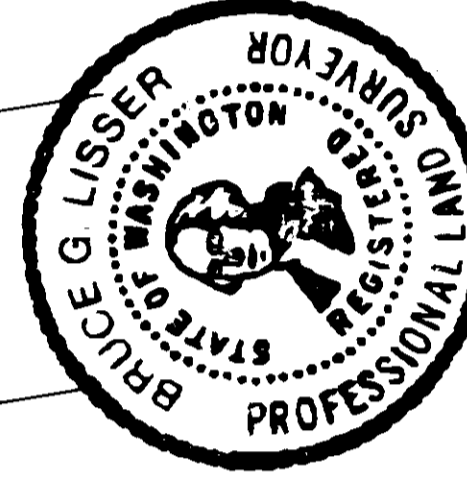
N. 1/4 CORNER  
IRON ROD IN FIELD

10/2/91  
2/6/91  
LTL

*Handwritten notes*

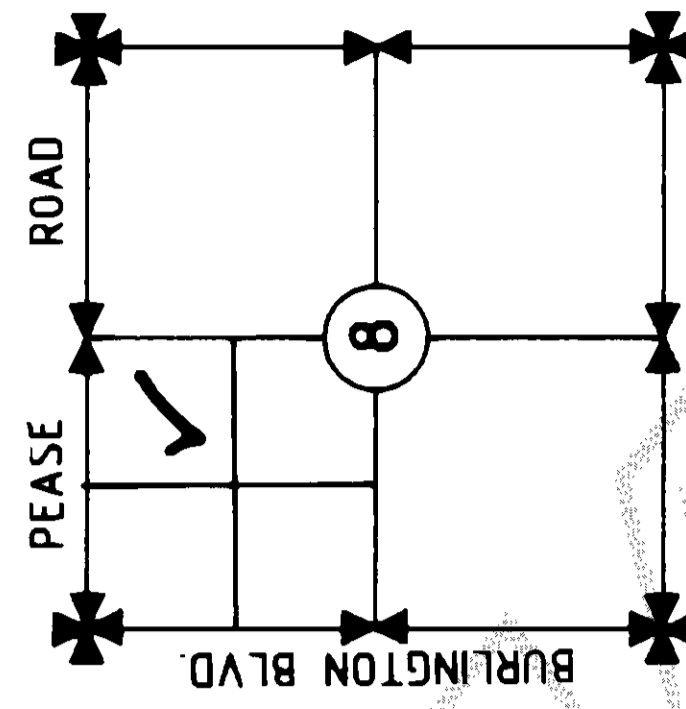


BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY



SHEET 1 OF 2

VICINITY MAP



**SURVEY DESCRIPTION**

That portion of the Northeast 1/4 of the Northwest 1/4, Section 8, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 660 feet West of the Northeast corner of the Northwest 1/4 of said Section 8; thence South 544.5 feet; thence East 445.5 feet, more or less, to the Great Northern Railway right-of-way; thence Northerly along said right-of-way to the North line of said Section; thence West to the POINT OF BEGINNING, EXCEPT ROAD, AND ALSO EXCEPT, that portion, if any, lying within the West 1/2 of said Northeast 1/4 of the Northwest 1/4.

**SUBJECT TO and TOGETHER WITH** easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Date: June 4, 1991  
Bruce G. Lisser, PE & PLS., Certificate No. 9622  
Donald R. Seyfried, PE & PLS., Certificate No. 22960  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273

**AUDITOR'S CERTIFICATE**

Filed for record this 15th day of June, 1991 at 9:47 A.M. in Book 9 of SHORT PLATS, on pages 311-313, at the request of SEMRAU & LISSER. Auditor's File No. 9106070011

*Chief Auditor*  
Deputy

*County Auditor*  
Skagit County Auditor

SHORT PLAT NO. **BURL - 1 - 91** DATE

**SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M.**

**FOR: JOHN-MARK INVESTMENTS, INC.**  
BURLINGTON, WA

FB 60 PG 10  
MERIDIAN - ASSUMED  
SEMRAU & LISSER  
SURVEYING - ENGINEERING - PLANNING  
MOUNT VERNON, WA 98273 PH 424-9566  
SCALE: 1" = 50'  
JOB NO. 91-027

1/11/91 9 50 ac 371

**NOTES**

- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
  - Short Plat Number and Date of Approval shall be included in all deeds and contracts.
  - Zoning - Rural M-1 Industrial District
  - Sewage and Storm Water Disposal: City of Burlington Public Sanitary and Storm Sewer system at such time as LID is approved and constructed.
- Water: P.U.D. No. 1  
 Gas: Cascade Natural Gas  
 Power: Puget Sound Power and Light Company  
 Telephone: Contel  
 T.V.: TCI Cablevision of Washington, Inc.
- Indicates iron rod set with yellow cap, inscribed LISSER 22960.
  - Indicates existing rebar or iron rod found.
  - Description for this survey is from First American Title Company of Skagit County Certificate for Short Plat, order No. 31375, dated March 11, 1991.
  - For additional subdivision and meridian information see Short Plat No. Burl. 1-81 recorded in Vol. 5 of Short Plats page 68, and Record of Survey recorded in Volume 7 of Surveys page 199.
  - Access to east road is to be granted from the Port of Skagit County by letter of agreement dated June 15, 1989.
  - Tract "X" as shown hereon is not to be used as a separate building parcel and is to be boundary line adjusted to contiguous ownership to the south. Said tract is an area of confusion created by overlapping legal descriptions.
  - Instrumentation: Lietz Set 4A Theodolite Distance Meter and Nikon NTD-3 Theodolite Distance Meter.
  - Survey Procedure: Field traverse
  - Meridian: Assumed
  - Bench Mark: Spike in West face of utility pole number 27598 Elevation = 29.64 M.S.L.
  - Covenants to be recorded

**CONSENT**

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

John Mark Investments, Inc., a Washington Corp  
650 Pease Road  
Burlington WA 98233  
Phone: 757-7867

*Mark A. Lisser - President*  
Skagit State Bank, a Washington Corp.

*James E. Shroy, President & Vice Chairman*

**ACKNOWLEDGEMENTS**

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that MARK A. LISSEUR

signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledge it as the PRESIDENT

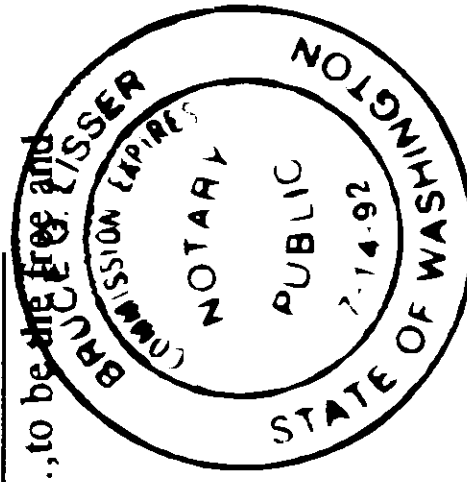
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated June 3, 1991

Signature Mark A. Lisser

Title President

My appointment expires 7-14-92



State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

James E. Shroy is President of John-Mark Investments, a Washington Corp. authorized to execute the instrument and acknowledge it as the President & Vice Chairman

voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated June 3, 1991

Signature James E. Shroy

Title President

My appointment expires June 1, 1992

**TREASURERS CERTIFICATE**

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1991

This 1st day of June, 1991

*John Mark Investments, Inc.*  
Skagit County Treasurer

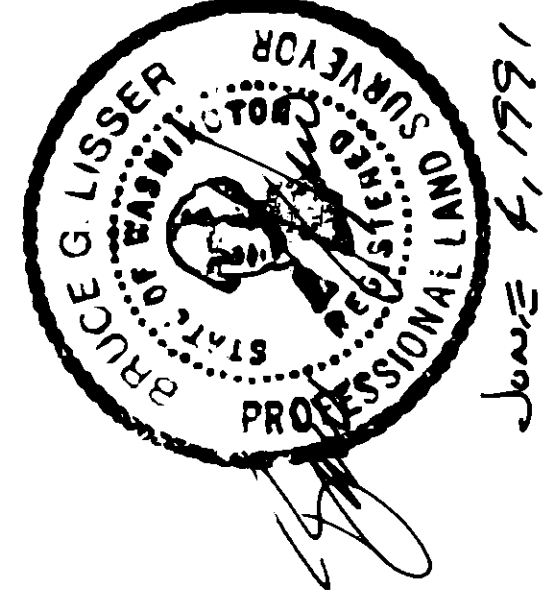
**APPROVALS**

The within and foregoing short plat is approved in accordance with the provisions of the Burlington Short Plat Ordinance No. 815 on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

*Thelma M. Adger*  
Chairman of Planning Commission

SHEET 2 OF 2

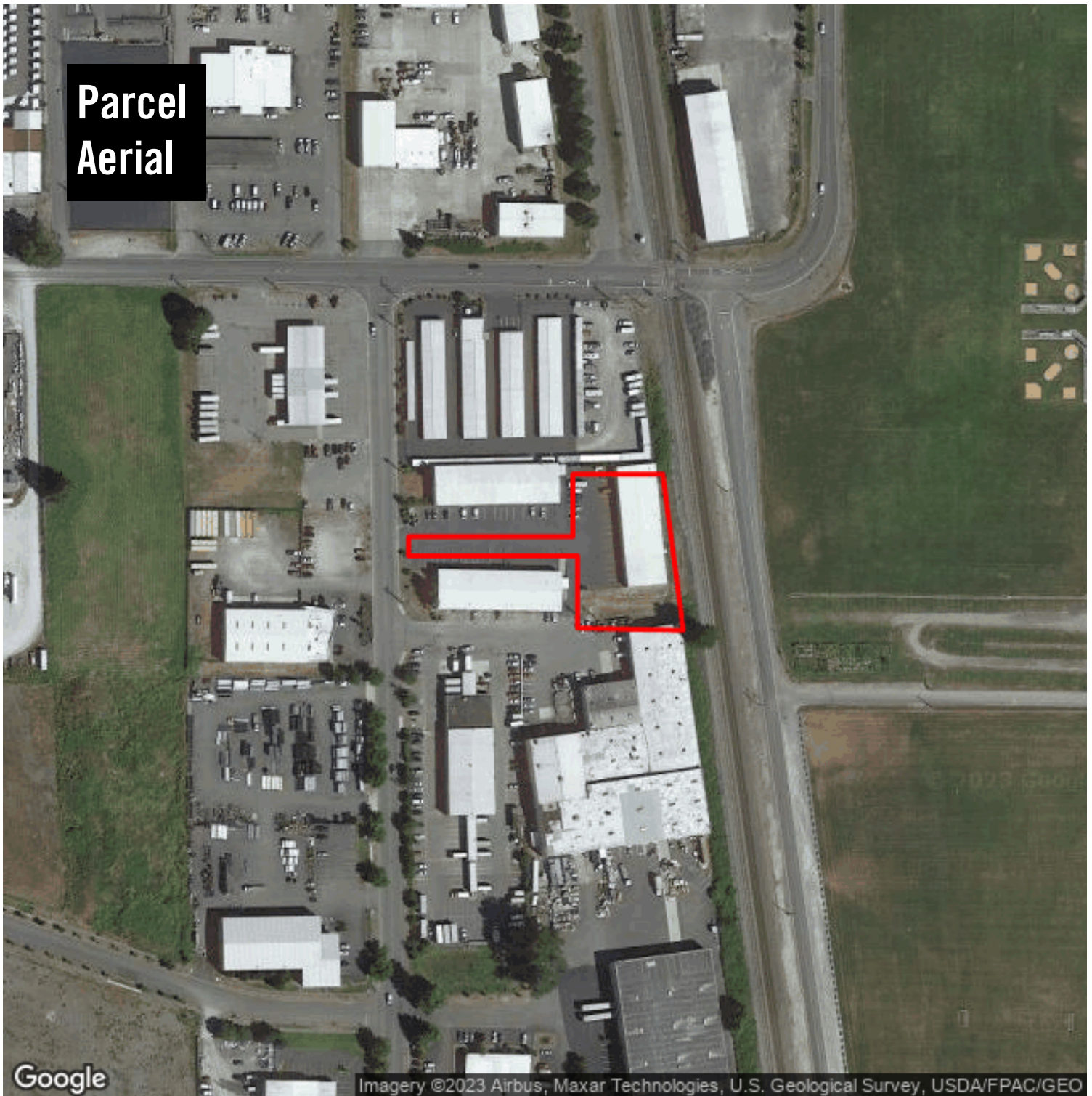
SHORT PLAT NO. <b>BURL - 1 - 91</b>	DATE
SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M. BURLINGTON, WA	
FOR: JOHN-MARK INVESTMENTS, INC.	
FB 60 PG 10	SEMRAN & LISSER
MERIDIAN - ASSUMED	SURVEYING - ENGINEERING - PLANNING
	MOUNT VERNON, WA 98273 PH 424-9566
	SCALE: 1" = 50'
	JOB NO. 91-027



# 1560 Port Drive

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



# 1560 Port Drive

1560 Port Dr  
Burlington, WA 98233

Clay Learned  
clay@claylearned.com  
360-770-1388

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1560 Port Dr, Burlington, WA 98233



CITY, STATE

**Burlington, WA**

POPULATION

**29,241**

AVG. HH SIZE

**2.63**

MEDIAN HH INCOME

**\$52,995**

HOME OWNERSHIP

**5,144**

**5,617**

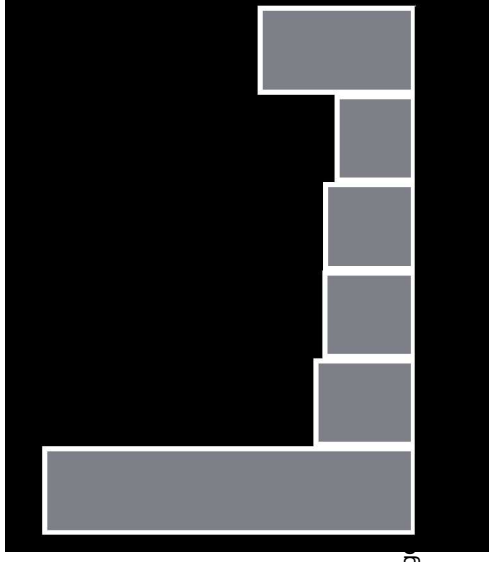


GENDER & AGE

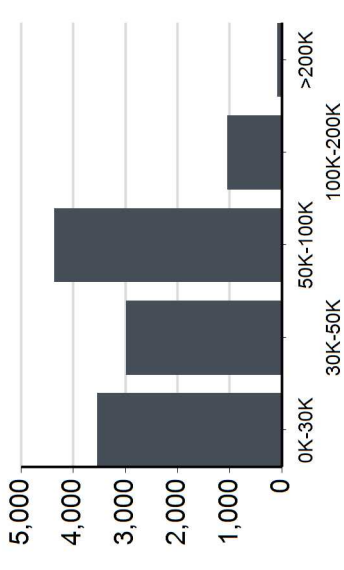
**49.41 %**



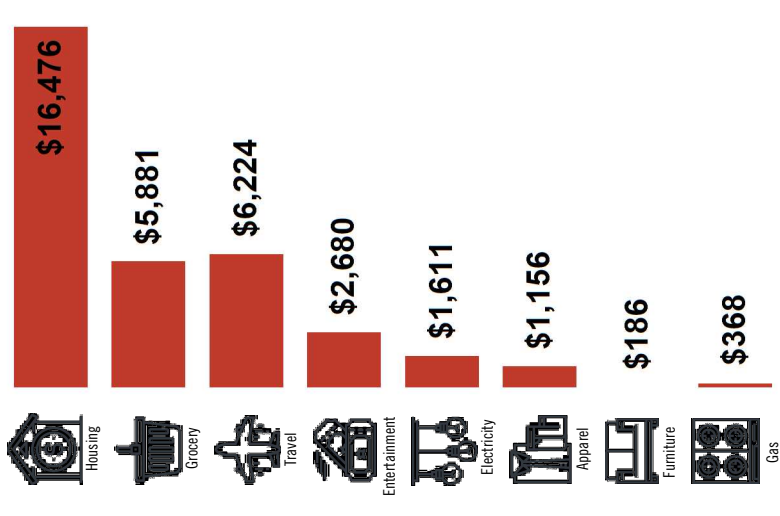
**50.59 %**



INCOME BY HOUSEHOLD



HH SPENDING



RACE & ETHNICITY

White: **56.95 %**

Asian: **1.16 %**

Native American: **0.67 %**

Pacific Islanders: **0.04 %**

African-American: **0.23 %**

Hispanic: **24.04 %**

Two or More Races: **16.92 %**

EDUCATION

High School Grad: **23.26 %**

Some College: **31.81 %**

Associates: **7.29 %**

Bachelors: **18.12 %**

# 1560 Port Drive

Learned Commercial, Inc.

108 Gilkey Rd., Burlington, WA 98233 | 360-757-3888

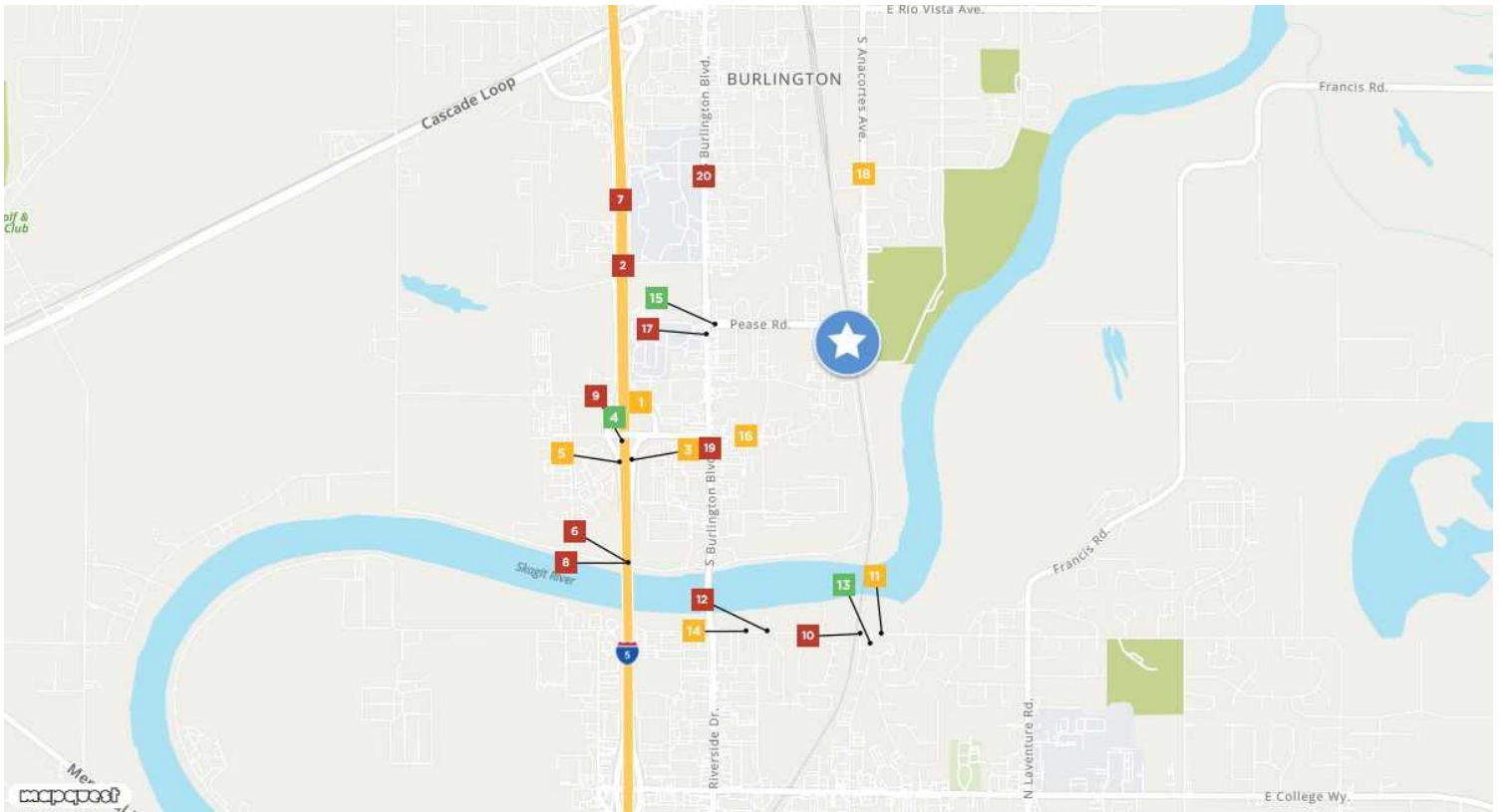
## Nearby Retail



Clay Learned  
clay@claylearned.com  
360-770-1388

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## Traffic Counts



<b>S Goldenrod Rd</b>	<b>1</b>
W McCorquedale Rd	
Year: 2021	5,341 est
Year: 2019	5,400
Year: 2018	5,400

<b>George Hopper Rd</b>	<b>2</b>
Year: 2021	73,788 est
Year: 2019	77,000
Year: 2018	66,000

<b>George Hopper Rd</b>	<b>3</b>
Year: 2021	7,708 est
Year: 2019	7,500
Year: 2018	7,500

<b>George Hopper Rd</b>	<b>4</b>
Year: 2021	4,633 est
Year: 2019	4,700
Year: 2018	4,700

<b>George Hopper Rd</b>	<b>5</b>
Year: 2021	6,969 est
Year: 2019	6,900
Year: 2018	6,800

<b>George Hopper Rd</b>	<b>6</b>
Year: 2021	77,088 est
Year: 2019	81,000
Year: 2017	74,000

<b>I- 5</b>	<b>7</b>
Avon Cutoff	
Year: 2021	77,066 est
Year: 2018	76,000
Year: 2007	64,832

<b>W Whitmarsh Rd</b>	<b>8</b>
I- 5	
Year: 2021	83,122 est
Year: 2018	81,000

<b>I- 5</b>	<b>9</b>
George Hopper Rd	
Year: 2021	64,203 est
Year: 2017	64,000
Year: 2015	61,000

<b>Hoag Rd</b>	<b>10</b>
Continental PI	
Year: 2021	10,330 est
Year: 2013	10,210

<b>Hoag Rd</b>	<b>11</b>
Continental PI	
Year: 2021	9,692 est
Year: 2013	9,580

<b>Hoag Rd</b>	<b>12</b>
PkwyDr	
Year: 2021	10,855 est
Year: 2013	10,360
Year: 2012	11,122

<b>Continental PI</b>	<b>13</b>
Hoag Rd	
Year: 2021	1,611 est
Year: 2013	1,640

<b>Hoag Rd</b>	<b>14</b>
Urban Ave	
Year: 2021	8,621 est
Year: 2013	8,800
Year: 2005	7,900

<b>Pease Rd</b>	<b>15</b>
S Burlington Blvd	
Year: 2021	4,157 est
Year: 2009	4,210
Year: 2007	4,264

<b>E George Hopper Rd</b>	<b>16</b>
S Walnut St	
Year: 2021	6,452 est
Year: 2009	7,032
Year: 2007	6,186

<b>S Burlington Blvd</b>	<b>17</b>
Pease Rd	
Year: 2021	31,604 est
Year: 2009	32,693
Year: 2008	29,109

<b>S Anacortes St</b>	<b>18</b>
Gilkey Rd	
Year: 2021	9,473 est
Year: 2009	9,490
Year: 2008	9,100

<b>S Burlington Blvd</b>	<b>19</b>
Sakuma Bros Ave	
Year: 2021	28,166 est
Year: 2009	27,139
Year: 2008	28,090

<b>S Burlington Blvd</b>	<b>20</b>
Cascade Mall Dr	
Year: 2021	24,560 est
Year: 2009	24,812
Year: 2008	23,260

Clay Learned  
 clay@claylearned.com  
 360-770-1388



## Chapter 17.60 M-1 INDUSTRIAL DISTRICT

Sections:

**17.60.010 Title.**

**17.60.020 Application.**

**17.60.030 Purpose.**

**17.60.040 Authority.**

**17.60.050 Permitted primary uses.**

**17.60.060 Permitted accessory uses.**

**17.60.070 Conditional uses.**

**17.60.080 Additional regulations.**

**17.60.090 Development standards.**

**17.60.010 Title.**

This chapter shall be called "M-1 Industrial District." (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.020 Application.**

This chapter shall apply to all uses and developments in areas designated M-1. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.030 Purpose.**

An M-1 district shall provide a use district for manufacturing, warehousing and distribution operation which require little or no retail contact with the general public. The industrial zone is intended to provide for general manufacturing and processing and grouping of industrial enterprises which possess common or similar characteristics and performance standards involving manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage and warehousing, outdoor storage, processing and other related uses.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.040 Authority.**

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63, 36.70A, and 36.70B RCW and other applicable laws. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.050 Permitted primary uses.**

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Adult motion picture theater; provided, that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;
- B. Automobile parking and storage;
- C. Basic wood processing including sawmills, planing mills, veneering and laminating of wood;
- D. Building movers;
- E. Cold storage plants;
- F. Commercial laundries;
- G. Contractor trade services including storage yards;
- H. Enameling, galvanizing and electroplating;
- I. Equipment repair and storage;
- J. Heavy equipment and truck repair;
- K. Household movers and storage;
- L. Janitorial services;
- M. Job training and vocational education, where the course of instruction is related to another permitted use;
- N. Lumber yards;
- O. Manufacturing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to bristles, canvas, cellophane, and similar synthetics, chalk, clays (pulverized only, with gas or electric kilns), cloth, cork, feather, felt, fiber, fur, glass (including glass finishing), graphite, hair, horn, leather, paper, paraffin, plastic and resins, precious or semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn;
- P. Manufacturing establishments engaged in electronic, automotive, aerospace, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engine, major components, and whole electronic or electrical devices, automobiles, aircraft, aerospace, or underwater vehicles, but specifically excluding explosive fuels and propellants;
- Q. Manufacturing, processing, assembling and packaging of precision components and products, including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances, scientific, optical, medical, dental, and drafting instruments, photographic and optical goods, phonograph records and prerecorded audio-visual tape,

measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character;

R. Manufacturing, processing, treating, assembling and packaging of articles, products or merchandise from previously prepared ferrous, nonferrous or alloyed metals;

S. Manufacturing, processing, blending and packaging of products such as the following:

1. Soaps, detergents and other basic cleaning and cleansing materials;
2. Mineral products such as abrasives, asbestos, chalk, pumice, etc.;
3. Clay and cement products such as brick, tile, pipe, etc.;

T. Manufacturing, processing, blending and packaging of the following:

1. Drugs, pharmaceuticals, toiletries, and cosmetics;
2. Food and kindred products, such as confectionery products, chocolate, cereal breakfast food, bakery products, paste products, fruits and vegetables, beverages, prepared food specialties (such as coffee, dehydrated and instant food, extracts, spices and dressings) and similar products;
3. Dairy products and byproducts such as milk, cream, cheese and butter, including the processing and bottling of fluid milk, and cream and wholesale distribution;

U. Manufacturing, assembling, packaging and development of computer equipment and software, and related products;

V. Recreational marijuana processors, producers and retail stores. All such uses shall meet the following development standards:

1. The definitions set forth in BMC 17.01.050 shall apply.
2. Recreational marijuana processors, producers and retail stores shall only be permitted when licensed by the state of Washington.
3. Location.
  - a. No more than one medical or recreational marijuana use or garden shall be located on a single parcel or in a single structure.
  - b. Shall be located fully within a permanent structure designed to comply with the city building code and constructed under a building permit from the city regardless of the size or configuration of the structure.
  - c. Shall not be located in a mobile structure.
  - d. Shall not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit

center, library, or arcade, single-family residential zone or another medical or recreational marijuana use. The measurement shall be taken in a straight line from property boundary to property boundary.

e. No production, processing or delivery of marijuana may be visible to the public nor may it be visible through windows.

f. All requirements of state laws must be met.

g. All fertilizers, chemicals, gases and hazardous materials shall be handled in compliance with all applicable local, state and federal regulations. No fertilizers, chemicals, gases or hazardous materials shall be allowed to enter a sanitary sewer or storm sewer system nor be released into the atmosphere outside of the structure where the garden is located.

h. No odors shall be allowed to migrate beyond the interior portion of the structure where the garden or processing facility is located;

W. Motor freight terminals and transportation;

X. Office with more than 50,000 square feet of floor space;

Y. Outside storage yards;

Z. Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;

AA. Dwelling units, existing;

BB. Topless club; provided, that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;

CC. Warehousing and distribution facilities, to include wholesale trade not open to general public. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.060 Permitted accessory uses.**

A. Caretaker apartments;

B. Offices related to an on-site permitted use or larger than 50,000 square feet of floor area;

C. On-site day commercial child day center serving the employees of a permitted use;

D. On-site recreational facilities serving the employees of a permitted use;

E. Research, development and testing;

F. Eating and drinking establishment;

G. Retail and wholesale trade of products produced, manufactured, or assembled on site;

H. Telecommunication macro facilities may be permitted, subject to the following requirements, except as limited by the Telecommunications Act of 1996 as amended:

1. Macro facilities may be located on buildings and structures; provided, that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
3. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

I. Existing monopole I and lattice towers may be extended in height to maximum of 160 feet in height without complying with setback requirements. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.070 Conditional uses.**

The following uses shall be considered conditional uses and shall require a conditional use permit:

- A. Auction houses, excluding animals;
- B. Automobile wrecking yard;
- C. Banks and financial institutions;
- D. Car wash;
- E. Family day care home;
- F. Commercial child day care centers;
- G. Eating and drinking establishments other than those serving a permitted use on the same site;
- H. Equipment rental and leasing and sales;
- I. Health and physical fitness clubs;
- J. Mini-storage warehouses;
- K. Offices with less than 50,000 feet of floor space and not accessory to a permitted use, including corporate headquarters;
- L. Personal and household retail sales and service;
- M. Reupholstery and furniture repair;

N. Secretarial services;

O. Small appliance repair;

P. Towing service;

Q. Vehicle repair, major and minor;

R. Animal auction houses;

S. Animal and food processing including the following:

1. Tanning and dressing of hides,
2. Curing, canning, freezing, canning and processing of meat and seafood,
3. Pickling and brine curing;

T. Bulk storage or processing of oil, gas, petroleum, butane, liquid petroleum, gas and similar products, unless clearly incidental and secondary to support a principally permitted use;

U. Concrete mixing and batching plants, including ready-mix concrete facilities;

V. Drive-in theaters;

W. Government facilities, other than those listed as a permitted use;

X. Hotels;

Y. Radio and television transmitting towers;

Z. Rock crushing plants;

AA. Sales and rental of motorized vehicles;

BB. Transmission towers on Burlington Hill where co-location exists subject to the following additional criteria, except as limited by the Telecommunications Act of 1996 as amended:

1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure;
2. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practicable. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;
3. Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be

located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with chapter 17.80 BMC;

4. No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communication facility is located;

5. New transmission towers and additional height on existing towers shall comply with performance standards for industrial uses adjacent to residential zones (BMC 17.70.115, 17.70.120 and 17.70.125);

CC. Utility substations, unless clearly incidental and part of a permitted use;

DD. Warehouse sales, open to the public, must have a minimum of 50,000 square feet of floor space. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.080 Additional regulations.**

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the International Fire Code.

B. Industrial land abutting directly a residential zone shall provide for a transition to the residential use required in chapter 17.70 BMC, Supplemental Development Standards, and the following:

1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling;

2. Uses generating noise after 9:00 p.m. shall not be permitted, including assembly occupancies, restaurants with cocktail lounges or dance floors, all night businesses and other similar types of uses. This shall not include shift work for the industrial use;

3. Measures shall be taken to prevent light and glare from being directed to residential uses; and

4. A 20-foot setback shall be required for sites that abut or adjoin a residential zone. This setback requirement shall also apply to sites which are separated from a residential zone by a street 50 feet or less in width and when the abutting property is located outside the city of Burlington. (Ord. 1857 § 2 (Exh. B), 2018).

**17.60.090 Development standards.**

A. Lot Area and Dimension.

1. Minimum lot area: none.

2. Minimum lot width: none.

3. Minimum lot depth: none.

B. Maximum Building and Impervious Surface Coverage.

1. Building coverage: none.
2. Impervious surface coverage: 80 percent.

C. Minimum Setbacks.

1. Front: none.
2. Side: none.
3. Street: none.
4. Rear: none.

D. Maximum building height: 45 feet except:

1. Buildings may exceed 45 feet if one foot of setback is provided from each property line for each foot the building exceeds 45 feet; and
2. An additional 15 feet of height may be permitted when parking is located under the building.

E. Fences. See BMC 17.70.070.

F. Parking. See chapter 17.85 BMC.

G. Landscaping. See chapter 17.80 BMC.

H. Signs. See chapter 17.95 BMC.

I. Performance Standards. See chapter 17.70 BMC. (Ord. 1857 § 2 (Exh. B), 2018).