

Chapter 2.060 – Light Industrial District (LI)

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2.060.010 Purpose

A. It is the city’s intent that industrial uses be encouraged in accordance with the comprehensive plan and that potential industrial areas be retained as an essential element for a vital economic base for the population of Winlock. The intent of this district is to provide suitable areas for a variety of industrial uses including manufacturing, wholesale trade and distribution activities. The industries located in this district can be characterized as “clean” or not involving heavy industrial or manufacturing activities and are generally compatible with surrounding uses. The light industrial district is intended to contain uses that will not generate excessive noise, pollution, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. Conditional uses are those which may have some nuisance characteristics that may be mitigated and where such uses may be appropriately sited in Winlock. Light industrial districts are only intended to be located in areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets and highways.

2.060.020 Permitted uses

The following uses in the Light Industrial (LI) zone are permitted (P), conditional (C) or prohibited (X) as indicated in Table 2.060.020 WDC. Certain commercial activities having an open storage characteristic, or which are most appropriately located as neighbors of industrial uses, are also included as permitted uses in this district.

Use – Table 2.060.020	LI
1. Accessory uses and structures normally incidental to one or more permitted principal uses including those uses indicated as prohibited elsewhere in this table	P
2. Acid manufacture	X
3. Art galleries, libraries and museums	P
4. Asphalt plants	X
5. Auditoriums and civic centers	P
6. Automobile, boat, truck, tractor, motorcycle, recreational vehicle, manufactured home and other vehicle service, rental and leasing, new and/or used	P
7. Bulk gasoline storage and fuel oil distributors	C
8. Business services operated in conjunction with one or more permitted uses	P
9. Churches, including cemeteries and customary accessory buildings and uses subject to WDC 18.250.	C
10. Clubs, lodges, fraternal institutions and other places of assembly for membership groups	P
11. Cold storage plants, frozen food lockers and ice manufacture	P
12. Colleges and universities	C

13. Commercial recreation facilities, enclosed only	P
14. Commercial recreation facilities, unenclosed	P
15. Conical burners and incinerators, including biomedical waste	X
16. Contractor's establishments	P
17. Day care centers	P
18. Distribution facilities	P
19. Dry-cleaning plants	P
20. Explosives manufacture and storage	X
21. Exterminators and pest control businesses	P
22. Fertilizer manufacture	X
23. Finance, insurance and real estate offices	X
24. Hospitals, health and medical clinics	X
25. Institutionalized residential-living facilities, such as personal-care homes, nursing homes, convalescent homes, group homes, continuing care retirement facilities and similar uses	X
26. Junkyards, wrecked motor vehicle compounds and used auto or other vehicle parts yards	P
27. Kennels	P
28. Landfills	X
29. Lumber yards, planting and saw mills	P
30. Machine shops	P
31. Manufacturing, fabrication, assembling and packaging activities, including accessory storage, for the following products and/or materials: cloth, fiber, fur and hair; electrical and communication equipment; cosmetics, drugs and pharmaceuticals; food, beverage, dairy and tobacco products; and medical, dental, optical precision and surgical instruments and equipment	P
32. Manufacturing, fabrication, assembling, processing, canning, packaging, compounding, storage and treatment activities for the following activities and/or materials: brick, concrete, cement, clay, mortar, plaster and tile; chemicals and floor coverings; extraction or removal of sand, gravel, topsoil, clay, dirt, precious metals, gems or other natural resources; and paper	P
33. Offices	P
34. Paper and pulp mills	X
35. Parking garages and parking lots	P
36. Personal service establishments, in conjunction with one or more permitted uses	P
37. Printing, publishing, bookbinding and blueprinting establishments	P
38. Public and semipublic buildings and uses	P
39. Radio and television studios	P
40. Radio, television and cellular phone towers and antennas	P
41. Recreational facilities of a noncommercial nature, including parks, playfields and golf courses	P
42. Recycling plants, including any processing facilities	P

43. Research and scientific laboratories	P
44. Residences for a caretaker or night watchman	P
45. Residences of all types, when located on upper floors, in the rear of, or otherwise clearly secondary to commercial buildings	X
46. Restaurants, lounges, taverns and nightclubs, including drive-in and drive-through facilities	C
47. Lounges and taverns	C
48. Restaurants	C
49. Restaurants, drive-through	C
50. Retail trade establishments, not to exceed 15,000 GFA	X
51. Retail trade establishments, unenclosed	X
52. Retail trade gasoline sales, enclosed or unenclosed	P
53. Rubber manufacture	X
54. Schools, public, parochial, private, vocational, technical, business and others, nonprofit or operated for profit	P
55. Services, automotive, including gasoline sales	P
56. Services, business, health, miscellaneous and personal	X
57. Services, lodging	X
58. Services, lodging, but only when accessory to another principal use	X
59. Single-family detached dwellings and their customary accessory buildings and uses, existing on the effective date of the regulations codified in this title, but not including new single-family residences	P
60. Storage buildings and storage yards, for non-hazardous raw materials and finished products	P
61. Temporary uses which may be approved by the planning director	P
62. Tire retreading, recapping and manufacturing	P
63. Transportation, communication and utility facilities, not otherwise specifically permitted	P
64. Utilities and communication facilities, such as telephone exchanges, electric substations and public television stations	P
65. Warehouses, wholesale and storage establishments, mail order houses and distribution facilities occupying no more than fifty thousand square feet of enclosed gross floor area	P
66. Welding shops	P
67. Wholesale distribution and warehousing facilities, including mail order houses, occupying more than 50,000 square feet	P
68. Wineries, breweries and distilleries	P

2.060.030 Dimensional requirements

Table 2.060.030 establishes dimensional requirements for light industrial and employment center districts:

Standard	LI
Minimum lot size	1 acre
Minimum lot frontage	30 ft.
Minimum lot width	200 ft.
Front and street side yard building setback	30 ft.
Side and rear yard building setback	30 ft.
Minimum distance between principal buildings	30 ft.
Maximum building coverage	50%
Maximum height	35 feet

2.060.040 Industrial development standards

Developments in the LI zoning district shall be designed in accordance with the following standards:

- A. Shared access points with abutting or adjacent development shall be provided whenever practicable.
- B. New land divisions creating lots of less than one (1) acre are not permitted unless consistent with a site plan approved under the standards of this title.
- C. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title.
- D. Service Roads, Spur Tracks, Hard Stands, Outside Storage Area, Etc. No service road, hard stand or outside storage area, etc., shall be permitted within required setbacks adjoining residential districts.
- E. Fences & Walls. Sight-obscuring fencing or walls, visible from the public right-of-way, shall be screened with green growing plant materials, planted and maintained to an L4 standard.
- F. Site Landscaping and Design Plan. Development within this zoning district shall be subject to site plan review prior to the issuance of a building permit; which review may be conducted concurrent with the processing of building permits. In addition to the site plan application requirements, the following requirements shall apply:
 - 1. Blank walls are discouraged next to residential zones. If a blank wall is adjacent to residential zones the applicant shall provide and maintain a vegetative buffer of at least eleven (11) feet high that creates a varied appearance to the blank wall. Other features such as false or display windows, artwork, and varied building materials are acceptable.
 - 2. Building facades facing public streets shall have at least thirty-five percent (35%) of the total surface area of the wall transparent.

3. Parking areas adjacent to rights-of-way shall be physically separated from the rights-of-way by landscaping or other features to a height of three (3) feet. A combination of walls, berms and landscape materials is highly recommended. Sidewalks may be placed within this landscaping if the street is defined as a collector or arterial with a speed limit of thirty-five (35) mph or above, in order to separate the pedestrian from heavy or high-speed traffic on adjacent roads.
 4. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
 5. If a development is located within two hundred fifty (250) feet of an existing or proposed transit stop the applicant shall provide a transit stop and shelter directly adjacent or as close as possible to the main building entrance as the transit authority requires.
 6. All off-street parking areas shall be planted with a minimum of one (1) deciduous tree for every six (6) parking spaces. Trees shall be of such species and spacing that a canopy effect shall result. Trees must be dispersed throughout the parking lot.
 7. Required setback areas adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or live groundcover. Allowed uses in these areas are bikeways, pedestrian paths and water quality facilities.
 8. A minimum of twenty percent (20%) of the site shall be landscaped. Vegetated stormwater treatment facilities and pedestrian plazas may be used to satisfy the requirement. To qualify as a pedestrian plaza the following conditions must be met:
 - a. Minimum Size. A minimum of ten (10) feet depth and width with a minimum size of six hundred fifty (650) square feet.
 - b. Paving. A minimum of eighty percent (80%) of the area shall be paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas.
 9. Structures and open spaces should be clustered on-site to maximize the campus and open space qualities within the development.
 10. When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty (50) feet for a distance of at least five (5) feet.
 11. Required setbacks adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or line.
- G. Pedestrian Access Plan. An on-site pedestrian circulation system must be provided, which connects the street to the public entrances of the structure(s) on-site.
1. The circulation system shall be hard surfaced and be at least five (5) feet wide.
 2. Where the system crosses driveways, parking, and/or loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps, varied paving materials or other similar methods approved by the reviewing authority and in compliance with the Americans with Disabilities Act (ADA).

3. The on-site pedestrian circulation system and parking areas must be lighted to a level which provides adequate lighting so that parking areas can be used safely when natural light is not present.
4. The pedestrian system must connect the site to adjacent streets and transit stops. The pedestrian system must also connect on-site public open space or parks, commercial, office and institutional developments to adjacent like uses and developments for all buildings set back forty-five (45) feet or farther from the street lot line, when existing development does not preclude such connection. Development patterns must not preclude eventual site-to-site connections, even if an adjoining site is not planned for development at the time of the applicant's development.

H. Performance Standards.

1. No land or structure shall be used or occupied within this district unless there is compliance with the following minimum performance standards:
 - a. Maximum permissible noise levels shall be as determined by Chapter 173-60 WAC, as amended.
 - b. Vibration. Vibration other than that caused by highway vehicles, trains, and aircraft, which is discernible without instruments at the property line of the use concerned, is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must be within legal limits as approved by the Southwest Clean Air Agency.
 - d. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating such odors is prohibited.
 - e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.
2. Administration. As a condition for the granting of a building permit and/or site plan approval, at the request of the responsible official, information sufficient to determine the degree of compliance with the standards in this title shall be furnished by the applicant. Such request may include submission of continuous records of operation for periodic checks to assure maintenance of standards, and special surveys.

I. Light and Glare Standards.

1. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
2. Exterior lighting shall be shielded and directed away from lots in adjacent uses.
3. Interior lighting in parking structures shall be shielded, to minimize nighttime glare affecting lots in adjacent uses.
4. When nonconforming exterior lighting is replaced, new lighting shall conform to the requirements of this section.
5. Glare diagrams which clearly identify potential adverse glare impacts on any residential zone and on arterials shall be required when:

- a. Any structure is proposed to have facades of reflective coated glass or other highly reflective material, and/or a new structure or expansion of an existing structure greater than thirty-five (35) feet in height is proposed to have more than thirty percent (30%) of the facades comprised of clear or tinted glass; and when glare diagrams are required, the director may require modification of the plans to mitigate adverse impacts.
- b. The facade(s) surfaced or comprised of such materials either:
 - i. Are oriented towards and are less than two hundred (200) feet from any residential zone, and/or
 - ii. Are oriented towards and are less than four hundred (400) feet from a major arterial with more than fifteen thousand (15,000) vehicle trips per day.
6. When glare diagrams are required, the responsible official may require modification of the plans to mitigate adverse impacts, using methods including but not limited to the following:
 - a. Minimizing the percentage of exterior facade that is composed of glass;
 - b. Using exterior glass of low reflectance;
 - c. Tilting glass areas to prevent glare which could affect arterials, pedestrians or surrounding structures;
 - d. Alternating glass and non-glass materials on the exterior facade; and
 - e. Changing the orientation of the structure.

J. Outdoor Storage Standards.

1. All storage areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from adjoining properties or public rights-of-way to the L4 standard. Storage areas which adjoin residential districts or in areas where differences in elevation defeat the purpose of this requirement shall be screened with a fence to an F2 standard which shall be placed on top of a berm to an L5 standard.
2. Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen.
3. Outdoor storage is prohibited as follows:
 - a. In floodways;
 - b. On slopes greater than fifteen percent (15%);
 - c. In parking stalls required by Chapter 3.280 WDC
 - d. In areas where outdoor storage or display causes traffic or pedestrian circulation problems as determined by the responsible official or where a minimum five (5) foot-wide walkway does not remain clear and free of obstructions;
 - e. Any materials that attract animals, birds or vermin; and
 - f. In fire lanes.
4. The applicant shall demonstrate that both outdoor storage and the screening for outdoor storage are in the appropriate locations on the site to minimize impacts, given the operational practices of the facility.

- K. Vibration. Site generated ground vibrations shall not be perceptible by a person of ordinary sensitivity, without instruments, at any point of any boundary line of the property on which a use or structure is located. Vibrations from temporary construction activities and vehicles that leave the property (such as trucks, trains, airplanes and helicopters) are excluded.
- L. Electromagnetic Interference. Electric fields and magnetic fields shall not be created that adversely affect the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the Federal Communications Commission under the Federal Telecommunication Act of 1996 or its successor.