

City of Waitsburg

Industrial Zoning – Waitsburg Business Park

Chapter 10.10. - Industrial (I-1) Zone

10.10.010. Description and Purpose	1
10.10.020. Permitted Primary Uses	1
10.10.030. Permitted Accessory Uses	2
10.10.040. Conditional Uses.....	2
10.10.050. Site (Lot) Area and Frontage.	2
10.10.060. Yards and Site Coverage.....	2
10.10.070. Height Limits.....	3
10.10.080. Off-Street Parking and Loading.....	3
10.10.090. Performance Standards.....	3
10.1L.100. Flood Plain Construction.	4
10.1K.110. Industrial Street Lighting.....	4

10.10.010. Description and Purpose. The Industrial (I-1) Zone is intended as a zone which recognizes the industrial development patterns of the City in accordance with the Comprehensive Plan. In order to promote the public health, safety, and general welfare of the community, and to ensure compatibility with surrounding areas, an appropriate variety of industrial uses shall be allowed.

10.10.020. Permitted Primary Uses. No building, structure, or land shall be used, and no building, structure, or use in the Industrial (I-1) Zone shall be erected, structurally altered, enlarged, or established, except for the following permitted uses:

A. Industrial uses:

1. Agricultural uses of the land pertaining to crops;
2. Beverage and water production, bottling and distribution operations;
3. Car washes;
4. Carpet, furniture, and upholstery cleaning and repair establishments;
5. Contractors' offices, shops, and storage, including electrical, masonry, tile, plumbing, heating and ventilating, plastering, carpentry, roofing, glass, insulation, iron work, and similar services;
6. Electrical appliance and motor repair shops;
7. Electronic instrument manufacturing and assembly;
8. Food and dry good processing, packaging, and distribution operations;
9. Grain storage, warehousing and milling;
10. Household appliance repair shops;
11. Jewelry manufacturing;
12. Laboratories, experimental or testing;
13. Manufacture, sales, and service of windows, window screens, rain gutters, shades and awnings;
14. Optical device manufacturing and assembly;
15. Precision instruments manufacturing;

16. Recording and sensory instrument or device manufacturing and assembly;
17. Research, development, and testing, including scientific research or experimental development of materials, methods, and products;
18. Small tool sharpening and repair;
19. Vehicle and machinery repair and storage;
20. Warehousing and distribution;
21. Welding and metal fabricating shops;
22. Wineries;
23. Wholesaling; and
24. Other uses which the City Council determines to be similar in nature, function, and operation to permitted primary industrial uses in the I-1 Zone.

10.10.030. Permitted Accessory Uses. The following accessory uses shall be permitted in the Industrial (I-1) Zone:

- A. Parking in conformance with the provisions set forth in WMC Chapter 10.1U.
- B. Signs in conformance with the provisions set forth in WMC Chapter 10.1V.

10.10.040. Conditional Uses. The following uses may be permitted in the Industrial (I-1) Zone, subject to the approval of a Conditional Use Permit in compliance with the conditions and requirements set forth in WMC Chapter 10.1I:

- A. Agricultural uses of the land pertaining to livestock;
- B. Kennels;
- C. Manufacturing, processing, and fabrication uses not listed among permitted uses in the Industrial (I-1) Zone;
- D. Exceptions to the yard area requirements as provided for in Section 10.10.060 of this Chapter;
- E. Structures that exceed the height restrictions of this Chapter.

10.10.050. Site (Lot) Area and Frontage. There shall be no minimum lot area width or depth requirements in the Industrial (I-1) Zone.

10.10.060. Yards and Site Coverage. The following yard (setback) and site coverage standards shall be observed by all uses in the Industrial (I-1) Zone:

A. Street Frontage Yard. There shall be 10 foot minimum setback from any street, fronting or flanking, except at intersecting streets where the “clear view triangle” provisions contained in Section 10.1K.060 of WMC Chapter 10.1K shall apply, and except where the opposite side of the fronting or flanking street is in the Residential (R-1) Zone, in which case buildings and structures shall observe a minimum street frontage yard setback of 50 feet.

1. Relief from the fronting or flanking street yard setback adjoining an R-1 Zone may be permitted subject to the Conditional Use Permit provisions of WMC Chapter 10.1I.

B. Rear and Side Yards. There shall be no rear yard setback or, but a side yard setbacks of 10 feet from the rear or side property line is required, except where the rear or side property line abuts property in the Residential (R-1) Zone, in which case buildings and structures shall observe a minimum rear and/or side yard setback of 20 feet.

1. Relief from the rear and/or side yard setback adjoining an R-1 Zone may be permitted subject to the Conditional Use Permit provisions of WMC Chapter 10.1I.

C. Site Coverage. The maximum site coverage of all buildings and structures shall be 80%.

10.10.070. Height Limits. There shall be a height limit of 35 feet in the Industrial (I-1) Zone.

10.10.080. Off-Street Parking and Loading. Parking and loading standards for uses in the Industrial (I-1) Zone shall conform to the standards set forth in WMC Chapter 10.1U.

A. Where the parking requirements for a use are not specifically defined in this Zoning Ordinance, the parking requirements for such use shall be determined by the Planning Commission, and such determination shall be based upon the requirements for the most comparable use specified in this Zoning Ordinance, or other requirements based upon the best available information concerning the proposed use.

10.10.090. Performance Standards. All uses in the Industrial (I-1) Zone shall be developed and used in a manner that complies with the following performance standards:

A. All uses shall fully comply with all applicable federal, State, and County standards governing noise, vibrations, odors, air quality, smoke, hazardous materials, sanitary waste, and solid waste.

B. All uses shall be operated in such a manner that there is no discharge whatsoever into a public or private sewerage disposal system or into the ground of any materials that may contaminate any domestic water supply source or surface waters, or that may otherwise cause the emission of dangerous or offensive elements.

C. All flammable materials shall be stored in accordance with the latest edition of the International Fire Code in a manner satisfactory to the Fire Chief.

D. All lighting shall be arranged so as to not produce glare on public roadways and/or upon any neighboring residential properties. Welding, acetylene torch, or other similar processes shall be performed so as to not be seen from outside the property lines.

E. All roadways, parking spaces, and storage areas shall be treated and maintained to effectively eliminate dust as a result of wind or usage. Open spaces shall be landscaped or otherwise maintained to effectively eliminate dust and to enhance the aesthetic appearance of the use of the property.

F. All uses shall collect and suitably dispose of stormwater runoff. Any building permit application shall be accompanied by a drainage plan, and the approved stormwater runoff collection and disposal system shall be installed and functional prior to approval of completed construction on the property.

G. All open storage shall be enclosed by a fence which obscures the view of the open storage area from adjoining properties and streets. Inoperable or not currently licensed vehicles,

remnants thereof, or parts, shall be stored within a completely enclosed building. Operable new or used automobiles, recreational vehicles, other vehicles, or machinery, normally displayed for sales purposes on an open lot, may be so displayed.

10.1L.100. Flood Plain Construction. All industrial construction within a designated flood zone as indicated on the City's Flood Map shall be constructed in accordance with Article 10.7A Flood Hazard Areas related to nonresidential construction (10.7A.210)

10.1K.110. Industrial Street Lighting.

1. All lighting features must be shielded to prevent stray upward light in order to limit the amount of light pollution.
2. Pedestrian-scale street lighting consistent with the character of the business area should be implemented
3. Spacing and intensity. Commercial street light poles should have a 100 watt luminaire and be 30 feet in height and spaced 300 feet apart on alternating sides of the street. Shorter street light poles will result in closer street light spacing. All new intersection should have at least one street light.
4. All new commercial developments are required to include street lighting into their design plan.