

40.230.085 Employment Districts (IL, IH, IR, BP, IL-RILB)

A. Purpose. The purpose of this section is to provide for a wide range of noncommercial economic development and employment opportunities that limit residential, institutional, commercial, office and other nonindustrial uses to those necessary for the convenience and support of such development and opportunities.

(Amended: Ord. 2016-04-03; Ord. 2018-01-09)

B. Applicability. The regulations in this section shall be applicable in the following zoning districts:

1. Industrial (I) Districts.

- a. Light Industrial District (IL). The light industrial district is intended to provide for those less-intensive industrial uses which produce little noise, odor and pollution. It also provides for resource-based uses and service uses that are deemed compatible with light industrial uses.
- b. Business Park (BP) District. The Business Park district provides for the development of uses including limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business, and corporate offices, and other similar compatible or supporting enterprises not oriented to the general public.
- c. Railroad Industrial District (IR). The railroad industrial district is intended to provide for those industrial uses that are most suited for and can take advantage of locations along the county's rail line.
- d. Light Industrial – Rural Industrial Land Bank (IL-RILB) Overlay. The light industrial – rural industrial land bank district overlay (IL-RILB) is applied in conjunction with the IL base zone. This overlay is intended to provide for industrial and manufacturing businesses which provide a variety of employment uses which produce little noise, odor and pollution. Development standards are intended to promote sustainable development by minimizing environmental impacts, protecting natural resources, reducing waste, promoting compatibility with the surrounding land uses, avoiding urban growth in areas designated for long-term rural or resource-based activity, and creating long-term value for both the community and the industrial users.

2. Heavy Industrial District (IH). The heavy industrial district is intended to preserve, enhance and create areas containing industrial and manufacturing activities which are potentially incompatible with most other uses.

(Amended: Ord. 2016-04-03; Ord. 2018-01-09)

C. Uses. The uses set out in Table 40.230.085-1 are examples of uses allowable in the Industrial and Business Park zoning districts.

“P” – Uses allowed subject to approval of applicable permits.

“C” – Conditional uses which may be permitted, subject to the approval of a conditional use permit as set forth in Section 40.520.030.

“X” – Uses specifically prohibited.

The list of uses is based on the 2012 North American Industrial Classification System (NAICS), <http://www.naics.com/search.htm>. NAICS is organized in a hierarchical structure as follows:

- Sector (two (2) digit);
- Subsector (three (3) digit);
- Industry groups (four (4) digit); and
- Industry (five (5) digit).

In Table 40.230.085-1, each line is intended to include all lower divisions within it. If a specific industry group or industry is separately called out on its own line in the table under a subsector, it is to be separately regulated, but all other industry groups or industry under a subsector not listed will be regulated the same as the subsector. Where no industry group or industry is separately called out, the use category is intended to apply generally to uses within the subsector.

The use categories apply to the industry sector of the user and are not intended to be applied individually to floor areas within each use category.

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP	IL-RILB Overlay ¹⁰
A. Resource Uses								
11 Agriculture, forestry, fishing and hunting								
111	Crop production			P	P	P	P	P
112	Animal production			P	P	P	P	P
113	Forestry and logging			P	P	P	P	P
114	Fishing, hunting and trapping			P	P	P	P	P
115	Support activities for agriculture and forestry			P	P	P	P	P
21 Mining								
211	Oil and gas extraction			X	C ⁴	C ⁴	X	X
212	Mining (except oil and gas)			X	C ⁴	C ⁴	X	X
	2123	Nonmetallic mineral mining and quarrying		X	P ⁴	P ⁴	X	X
213	Support activities for mining			X	C ⁴	C ⁴	X	X
22 Utilities								
221	Utilities							
		22111	Electric power generation	P	P	P	C	C
		22112	Electric power transmission and distribution	P	P	P	P	P
		22121	Natural gas distribution	P	P	P	P	P
		22131	Water supply and irrigation systems	P	P	P	P	P
		22132	Sewage treatment facilities	P	P	P	C	C
23 Construction								
236	Construction of buildings			P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
237	Heavy and civil engineering construction			P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
238	Specialty trade contractors			P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
	Storage yards for building materials, contractors' equipment and vehicles			P	P	P	X	P
B. Manufacturing Uses								
311	Food manufacturing			P	P	P	X	P
		31161	Animal slaughtering and	C	P	P	X	X

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP	IL-RILB Overlay ¹⁰
			processing						
			311811	Retail bakeries	P	P	P	P	P
312	Beverage and tobacco product manufacturing				P	P	P	P	P
313	Textile mills				P	P	P	X	P
314	Textile product mills				P	P	P	X	P
315	Apparel manufacturing				P ²	P ²	P ²	X	P ²
316	Leather and allied product manufacturing								
	3161	Leather and hide tanning and finishing			X	P	P	X	X
	3162	Footwear manufacturing			P	P	P	P	P
	3169	Other leather and allied product manufacturing			P	P	P	P	P
321	Wood product manufacturing								
	3211	Sawmills and wood preservation			X	P	P	X	X
	3212	Veneer, plywood, and engineered wood product manufacturing			X	P	P	X	X
			321214	Truss manufacturing	P	P	P	X	P
	3219	Other wood product manufacturing			P	P	P	X	P
322	Paper manufacturing								
	3221	Pulp, paper and paperboard mills			X	P	P	X	X
	3222	Converted paper product manufacturing			P	P	P	P	P
323	Printing and related support activities				P	P	P	P	P
324	Petroleum and coal products manufacturing				X	P	P	X	X
325	Chemical manufacturing				X	P	P	X	X
	3254	Pharmaceutical and medicine manufacturing			P	P	P	X	P
	3256	Soap, cleaning compound, and toilet preparation manufacturing			P	P	P	X	P
326	Plastics and rubber products manufacturing				P	P	P	X	P
327	Nonmetallic mineral product manufacturing								
	3271	Clay product and refractory manufacturing			P	P	P	X	P
	3272	Glass and glass product manufacturing			P	P	P	X	P
	3273	Cement and concrete product manufacturing			P	P	P	X	P
			327310	Cement manufacturing	X	P	P	X	X
			327320	Ready-mix concrete manufacturing	X	P	P	X	X

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP	IL-RILB Overlay ¹⁰
	3274	Lime and gypsum product manufacturing			X	P	P	X	X
	3279	Other nonmetallic mineral product manufacturing			X	P	P	X	X
331	Primary metal manufacturing				X	P	P	X	X
332	Fabricated metal product manufacturing								
	3321	Forging and stamping			P	P	P	X	P
	3322	Cutlery and hand tool manufacturing			P	P	P	P	P
	3323	Architectural and structural metals manufacturing			P	P	P	X	P
	3324	Boiler, tank, and shipping container manufacturing			P	P	P	X	P
	3325	Hardware manufacturing			P	P	P	X	P
	3326	Spring and wire product manufacturing			P	P	P	X	P
	3327	Machine shops			P	P	P	C	P
	3328	Coating, engraving, heat treating, and allied activities			P	P	P	X	P
			332813	Electroplating, plating, polishing, anodizing, and coloring	C	P	P	X	C
	3329	Other fabricated metal product manufacturing			P	P	P	X	P
333	Machinery manufacturing				P	P	P	C	P
334	Computer and electronic product manufacturing				P	P	P	P	P
335	Electrical equipment, appliance, and component manufacturing				P	P	P	P	P
336	Transportation equipment manufacturing				P	P	P	X	P
			336991	Motorcycle, bicycle, and parts manufacturing	P	P	P	P	P
337	Furniture and related product manufacturing				P	P	P	X	P
339	Miscellaneous manufacturing				P	P	P	P	P
C. Wholesale Trade									
423	Wholesale trade, durable goods (retail sales prohibited)				P	P	P	P	P
424	Wholesale trade, nondurable goods (retail sales prohibited)				P	P	P	P	P
425	Wholesale electronic markets and agents and brokers				P	P	P	P	P
D. Retail Trade									
		Retail sales of products fabricated on site			P ¹	P ¹	P ¹	P ¹	P ¹
		Construction and industrial equipment sales			P	P	P	X	P

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)			IL	IH	IR	BP	IL-RILB Overlay ¹⁰
	4411	Automotive dealers	X	X	X	X	X
	4412	Other motor vehicle dealers	X	X	X	X	X
	4413	Automotive parts, accessories, and tire stores	P ¹	P ¹	P ¹	P ¹	P ¹
	4441	Building material and supplies dealers	P	X	X	X	P
		44412 Paint and wallpaper stores	P ¹	X	X	X	P ¹
		44413 Hardware stores	P ¹	X	X	X	P ¹
445	Food and beverage stores		P ¹	X	X	P ¹	P ¹
	44512	Convenience stores	P ¹	P ¹	P ¹	P ¹	P ¹
446	Health and personal care stores		P ¹	X	X	P ¹	P ¹
447	Gasoline stations		C	C	C	C	C
448	Clothing and clothing accessories stores		P ¹	X	X	P ¹	P ¹
451	Sporting goods, hobby, book and music stores		P ¹	X	X	P ¹	P ¹
452	General merchandise stores		X	X	X	X	X
453	Miscellaneous store retailers		P ¹	X	X	P ¹	P ¹
454	Nonstore retailers		P	X	X	P	P
	45431	Fuel dealers	P	P	P	X	C
E. Transportation and Warehousing							
482	Rail transportation		P	P	P	X	P
483	Water transportation		X	P	X	X	X
484	Truck transportation		P	P	P	P	P
485	Transit and ground passenger transportation		P	P	P	P	P
486	Pipeline transportation		P	P	P	P	P
487	Scenic and sightseeing transportation		P	P	X	X	P
488	Support activities for transportation		P	P	X	X	P
	4882	Support activities for rail transportation	P	P	P	X	P
	4883	Support activities for water transportation	X	P	P	X	X
	4884	Support activities for road transportation	P	X	X	X	P
	4885	Freight transportation arrangement	P	P	P	P	P
	4889	Other support activities for transportation	P	P	P	P	P
491	Postal service		P	P	P	P	P
492	Couriers and messengers		P	P	P	P	P
493	Warehousing and storage		P	P	P	P	P

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP	IL-RILB Overlay ¹⁰
F. Information								
511	Publishing industries			P	P	P	P	P
512	Motion picture and sound recording industries			P	P	P	P	P
515	Broadcasting (except Internet)			P	P	P	P	P
516	Internet publishing and broadcasting			P	P	P	P	P
517	Telecommunications			P	P	P	P	P
	5172	Wireless communications carriers		P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
518	Internet service providers, web search portals, and data processing services			P	P	P	P	P
519	Other information services			P	P	P	P	P
52 Finance and insurance				X	X	X	P	X
	5221	Branch banks (including drive-up service)		P ¹	P ¹	X	P	P ¹
524	Insurance carriers and related activities			P	X	X	P	P
53 Real estate and rental and leasing								
531	Offices of real estate agents and brokers			P	X	X	P	P
532	Rental and leasing services			P	X	X	P	P
	5324	Commercial and industrial machinery and equipment rental and leasing		P	P	P	X	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)			X	X	X	P	X
54 Professional, Scientific, and Technical Services								
541	Professional, scientific, and technical services			P	X	X	P	P
		54135	Building inspection services	P	X	X	P	P
		54136	Geophysical surveying and mapping services	P	X	X	P	P
		54137	Surveying and mapping (except geophysical services)	P	X	X	P	P
		54138	Testing laboratories	P	X	X	P	P
		54194	Veterinary services	P	P	X	P	P
55 Management of companies and enterprises								
	551	Management of companies and enterprises		P	X	X	P	P
56 Administrative and support and waste management and remediation services								
561	Administrative and support services			P	X	X	P	P
	5616	Investigation and security services		P	X	X	P	P
	5617	Services to buildings and dwellings		P	X	X	P	P

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP	IL-RILB Overlay ¹⁰
	5619	Other support services			P	X	X	P	P
	562	Waste management and remediation services			C ⁶	C ⁶	C ⁶	X	C ⁶
61 Educational services ¹¹									
	611	Educational services ¹¹			C	C	X	C	C
	6111	Elementary and secondary schools ¹¹			C	C	X	C	X
	6112	Junior colleges ¹¹			C	C	X	C	C
	6113	Colleges and universities ¹¹			C	C	X	C	C
	6114	Business schools and computer and management training ¹¹			C	C	X	P	C
	6115	Technical and trade schools			P	P	P	P	P
			611519	Truck driving schools	P	P	X	P	P
	6116	Other schools and instruction			C	C	X	P	C
			611692	Automobile driving schools	P	C	X	P	P
	6117	Educational support services ¹¹			C	C	X	P	C
62 Health care and social assistance									
	621	Ambulatory health care services			P	X	X	P	P
	6215	Medical and diagnostic laboratories			P	X	X	P	P
	6216	Home health care services			P	X	X	P	P
	6219	Other ambulatory health care services			P	X	X	P	P
		62191	Ambulance services		P	P	P	P	P
	622	Hospitals			C	X	X	P	C
	623	Nursing and residential care facilities			X	X	X	P	X
	6232	Residential mental retardation, mental health, and substance abuse facilities			X	X	X	C	X
	624	Social assistance			X	X	X	P	X
	6244	Child day care services			P ¹	P ¹	P ¹	P	P ¹
71 Arts, entertainment, and recreation					P ¹	X	X	P	P ¹
	7112	Spectator sports			C	X	X	C	C
		71391	Golf courses and country clubs		X	X	X	X	X
		71392	Skiing facilities		X	X	X	X	X
		71393	Marinas		P	X	X	X	P
		71394	Fitness and recreational sports centers		P ¹	P ¹	P ¹	P ¹	P ¹
		71399	All other amusement and		P ¹	X	X	P ¹	P ¹

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP	IL-RILB Overlay ¹⁰
			recreation industries					
72 Accommodations and food services								
721	Accommodation			X	X	X	P	X
722	Food services and drinking places			P ¹	P ¹	P ¹	P ¹	P ¹
	7223	Special food services		P	P	P	P	P
81 Other services (except public administration)								
811	Repair and maintenance			P ³	P ³	P ³	P ³	P ³
	8111	Automotive repair and maintenance		P ³	P ³	P ³	C	P ³
	8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)		P ³	P ³	P ³	C	P ³
812	Personal and laundry services			P ¹	X	X	P ¹	P ¹
		81221	Funeral homes and funeral services	X	X	X	P	X
		81222	Cemeteries and crematories	C	C	C	C	C
	8123	Dry cleaning and laundry services		P ¹	X	X	P ¹	P ¹
		81233	Linen and uniform supply	P	P	X	P	P
		81291	Pet care (except veterinary) services	P ¹	X	X	P ¹	P ¹
813	Religious, grant making, civic, professional, and similar organizations			X	X	X	C	X
92 Public Administration ¹¹				P	X	X	P	P
	92214	Correctional institutions ¹¹		C	C	X	X	X
G. Other uses not listed as NAICS codes								
1. Service stations for vehicle fleets, including cardlock facilities				P	P	P	P	P
2. Personal property storage including outdoor RV and boat storage				P	X	X	X	P
3. Accessory uses								
a. Administrative, educational, and other related activities and facilities				P ²	P ²	P ²	P ²	P ²
b. Caretaker, security or manager residence when incorporated as an integral part of a permitted use				P ²	P ²	P ²	P ²	P ²
c. Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105.210)				P ²	P ²	P ²	P ²	P ²
4. Other Uses								
a. Parks, trails and related uses ¹¹				P ²	P ²	P ²	P ²	P ²
b. Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement.				P	P	P	P	P
c. Legally existing commercial and industrial use structures				P	P	P	P	P

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)	IL	IH	IR	BP	IL-RILB Overlay¹⁰
d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility	P	P	P	P	P
e. Electric vehicle infrastructure	P	P	P	P	P
f. Coffee and food stands two hundred (200) square feet or less	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
g. Agricultural stands and markets	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
h. Medical marijuana collective gardens	X	X	X	X	X
i. Marijuana-related facilities	X	X	X	X	X

¹ These uses shall be limited to a maximum of ten percent (10%) of the gross floor area of all buildings within the development site. These uses are intended to serve and support the needs of employees, clients, customers, vendors, and others having business at the industrial site, to allow limited retail sales of products manufactured on site, to attract and retain a quality workforce, and to further other public objectives such as trip reduction.

² Permitted only in association with a permitted use.

³ The repair and maintenance subsector does not include all establishments that do repair and maintenance. For example, a substantial amount of repair is done by establishments that also manufacture machinery, equipment and other goods. These establishments are included in Sector 31-33 Manufacturing Uses. Repair of transportation equipment is often provided by or based at transportation facilities, such as airports and seaports, and these activities are included in Sector 48-49 Transportation and Warehousing. Excluded from this subsector are establishments primarily engaged in rebuilding or remanufacturing machinery and equipment. These are classified in Sector 31-33, Manufacturing Uses. Also excluded are retail establishments that provide after-sale services and repair. These are classified in Sector 44-45, Retail trade.

⁴ Subject to the provisions of Section 40.250.022, Surface Mining Overlay District.

⁵ Businesses that are actively working on construction projects and not just coordinating with other contractors. Uses include the storage of materials for use on construction projects, trucks, and other equipment, and shall not be a purely office use. These uses shall not include professional offices such as engineers, planners or architects that support land development and subdivision projects.

⁶ Subject to the provisions of Section 40.260.200.

⁷ See Table 40.260.250-1.

⁸ Subject to the provisions of Section 40.260.055.

⁹ Subject to the provisions of Section 40.260.025.

¹⁰ Pursuant to Section 40.520.075(E), specific major industrial developments are required to be the subject of an open record public hearing held before the hearing examiner with notice published at least thirty (30) days before the hearing date and mailed to all property owners within one (1) mile of the site.

¹¹ Once a property has been developed as a public facility, a docket is required to change the comprehensive plan designation from the current zone to the Public Facilities zone.

(Amended: Ord. 2013-07-08; Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-04-03; Ord. 2016-06-12; Ord. 2018-01-09)

D. Development Standards. Development standards for employment zoning districts are as follows:

1. All districts.

- a. New lots, structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, setbacks and landscaping in Table 40.230.085-2, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

Table 40.230.085-2. Lot Standards, Setbacks, Lot Coverage and Building Height Requirements					
Subject	Zone				
	IL	IH	IR	BP	IL-RILB Overlay
Minimum area of new zoning district	None	None	None	5 acres ⁴	100
Maximum area of new zoning district	None	None	None	None	None
Minimum lot area	None	None	None	5 acres ⁴	50
Minimum lot width	None	None	None	None	None
Maximum building height ⁶	100 feet ²	100 feet ²	100 feet ^{2,3}	100 feet ²	100 feet ²
Minimum building setback					
Front/street side	20 feet	20 feet	20 feet	20 feet	20 feet
Side (interior)	0 feet	0 feet	0 feet	0/20 feet ⁵	0/100 feet ⁷
Rear	0 feet	0 feet	0 feet	0/20 feet ⁵	0/100 feet ⁷
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.386), and all other applicable standards.				
Minimum site landscaped area ¹	10 percent	0 percent	0 percent	15 percent	10 percent

¹ Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones. See Sections 40.230.085(E) and 40.320.010.

² Excluding unique architectural features such as towers, cupolas and peaked roofs. No height limitation for accessory towers.

³ Building height is limited to sixty (60) feet for parcels on the perimeter of the district or on parcels adjacent to residential districts. Buildings on perimeter parcels may be up to one hundred (100) feet in height if the setback is increased to the building height.

⁴ New parcels smaller than five (5) acres are not permitted unless consistent with a site plan approval.

⁵ Twenty (20) feet when abutting residentially zoned property.

⁶ For buildings exceeding thirty-six (36) feet in height, the building setback shall be equal to the height of the building, up to a maximum setback of fifty (50) feet.

⁷ One hundred (100) feet required on perimeter of IL-RILB comprehensive plan designation and implementing zone. On interior lot lines, zero (0) feet applies.

(Amended: Ord. 2014-01-08; Ord. 2016-04-03)

b. Site plan review pursuant to Section 40.520.040 is required for all new development and modifications to existing permitted development unless expressly exempted by this title.

c. Freestanding commercial retail buildings are permitted with the exception of drive-through retail businesses. Freestanding commercial retail buildings shall not exceed ten thousand (10,000) square feet. Where commercial retail uses are approved, a note shall be placed on the final site plan indicating the

cumulative amount of the commercial retail areas that have been approved and the residual amount that remains available for use.

- d. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
 - e. Off-Street Parking and Loading. Off-street parking and loading shall be provided as required in Chapter 40.340.
 - f. Landscaping. Landscaping and buffers shall be provided as required in Table 40.230.085-2 and Chapter 40.320.
2. Additional Development Standards for the Railroad Industrial District.
 - a. The perimeter around railroad industrial parks shall be landscaped to an L5 or L3 standard except along the rail line. In determining which standard applies, the responsible official will consider the potential impacts, such as noise and visual impacts to neighboring properties. Generally, greater impacts trigger the L5 standard and lesser impacts trigger the L3 standard.
 - b. The performance standards of Section 40.230.085(E) shall be met at the park perimeter.
 - c. No tracks are allowed in public roadways except at at-grade crossings.
 - d. At-grade crossings shall be minimized to the greatest extent practicable.
 - e. Applicants for development in this zoning district shall submit a rail use plan showing where they could build a spur track that will connect with the main line. A rail use plan does not apply if an applicant can show there is an existing track or spur. Development shall not preclude the extension of any spur track.
 3. Additional Development Standards for the Business Park District.
 - a. Uses in Setbacks. No service road, spur track, hard stand, or outside storage area shall be permitted within required setbacks adjoining residential districts.
 - b. Setbacks. No minimum setback is required where side or rear lot lines abut a railroad right-of-way or spur track.
 - c. Fences. Fencing around the perimeter of the development and fencing abutting public or private streets shall be a combination of solid wall, wrought iron, or other similar treatment. Sections of fence or wall longer than fifty (50) feet shall be interspersed with trees or hedges at least every fifty (50) feet for a distance of at least five (5) feet to break up the appearance of the fence or wall. Fences or walls shall not block sight distance at intersections. The responsible official may approve and condition an alternative fence design that is compatible with existing, abutting fencing, landscaping, and land uses that still meets the intent of the development standards of the Business Park zoning district.
 - d. Site Landscaping and Design Plan. In addition to site plan 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 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) 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 preferred. 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. The creation of a perimeter feature shall

- not interfere with the implementation of low impact development stormwater management features on site.
- (3) If a development is located within two hundred fifty (250) feet of an existing or proposed transit stop, the applicant shall work with the transit agency in locating a transit stop and shelter as close as possible to the main building entrance.
 - (4) Parking island locations may be designed to facilitate on-site truck maneuvering.
 - (5) Required setback areas adjacent to streets and abutting a residential district shall be continuously maintained in lawn or live groundcover. Allowed uses in these areas are bikeways, pedestrian paths and stormwater facilities.
 - (6) A minimum fifteen percent (15%) of the site shall be landscaped. Vegetated stormwater facilities and pedestrian plazas may be used to satisfy this requirement. To qualify as a pedestrian plaza, the plaza must:
 - (a) Have a minimum width and depth of ten (10) feet and a minimum size of six hundred fifty (650) square feet; and
 - (b) Have a minimum of eighty percent (80%) of the area paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas.
 - (7) Structures should be clustered on site to maximize open space within the development.
- e. 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 pedestrian circulation system and parking areas must be adequately lighted 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.
- f. Commercial Retail Bonus. Additional floor area beyond ten percent (10%) of the total may be devoted to commercial uses if the following conditions are met. Commercial and service bonuses are expressed as a percentage of total floor area of the development or building, up to a maximum of twenty percent (20%).
- (1) All required parking is contained within the building or parking structure associated with the development: two and one-half percent (2.5%) bonus for each building served by the qualifying parking structure.
 - (2) The building is oriented such that access to a transit stop is available within one-half (1/2) mile: two and one-half percent (2.5%) bonus.

- (3) Child care facilities are provided within the development: two and one-half percent (2.5%) bonus.
 - (4) Any six (6) of the following enhanced pedestrian spaces and amenities are provided: plazas, arcades, galleries, courtyards, outdoor cafes, widened sidewalks (more than six (6) feet wide outside of public right-of-way), benches, shelters, street furniture, public art or kiosks: two and one-half percent (2.5%) bonus.
4. Additional Development Standards for the IL-RILB Overlay District.
- a. Use and Dimensional Standards.
 - (1) Permitted, accessory and conditional uses are permitted in accordance with Section 40.230.085(C).
 - (2) Floor area ratios: See Table 40.230.085-2. Determined by height, setbacks, and landscape standards.
 - (3) Maximum building heights: See Table 40.230.085-2.
 - (4) Maximum lot coverage (building and impermeable surface): See Table 40.230.085-2. Determined by setbacks, landscaping, and stormwater standards.
 - (5) Setbacks: See Table 40.230.085-2.
 - (6) Minimum spacing between buildings: Consistent with International Building Code at Chapter 14.01, Adoption of Building Safety Codes, and Chapter 14.05, Clark County Revisions to International Building Code.
 - b. Site Design.
 - (1) Circulation/access to and within each lot and/or area shall be compatible with the RILB Master Concept Plan.
 - (a) Joint Access. Tenants may design and utilize joint accesses, where feasible, for adjacent sites within the RILB in order to minimize the total number of driveways.
 - (b) The responsible official shall review proposed joint accesses between parcels. If the responsible official finds that all other applicable access and circulation standards are met, he or she may approve the proposed joint access.
 - (c) Reciprocal Access Agreement. The applicant shall submit to Clark County a reciprocal access agreement or other legal covenant running with the land to formalize the joint access prior to commencement of construction. The agreement must be signed by all affected property owners or tenants, shall be notarized, and shall be recorded with the Clark County Auditor prior to construction.
 - (2) Street Standards.
 - (a) Streets shall meet the provisions of Section 40.350.030.
 - (b) Private streets shall be designed and constructed to be compatible with the rural character of the RILB and surroundings by integrating low impact development, landscaping, and water quality treatment measures. Private roads shall be consistent with Figures 40.230.085-1 and 40.230.085-2 that provide two (2) options for road design addressing stormwater quality unless the responsible official requires the standard private road design or an alternative application of the county's stormwater manual that meet the intent of this development standard.

Figure 40.230.085-1 – Street Section A: Water Quality Bio-Filtration Swale with Private Road Section

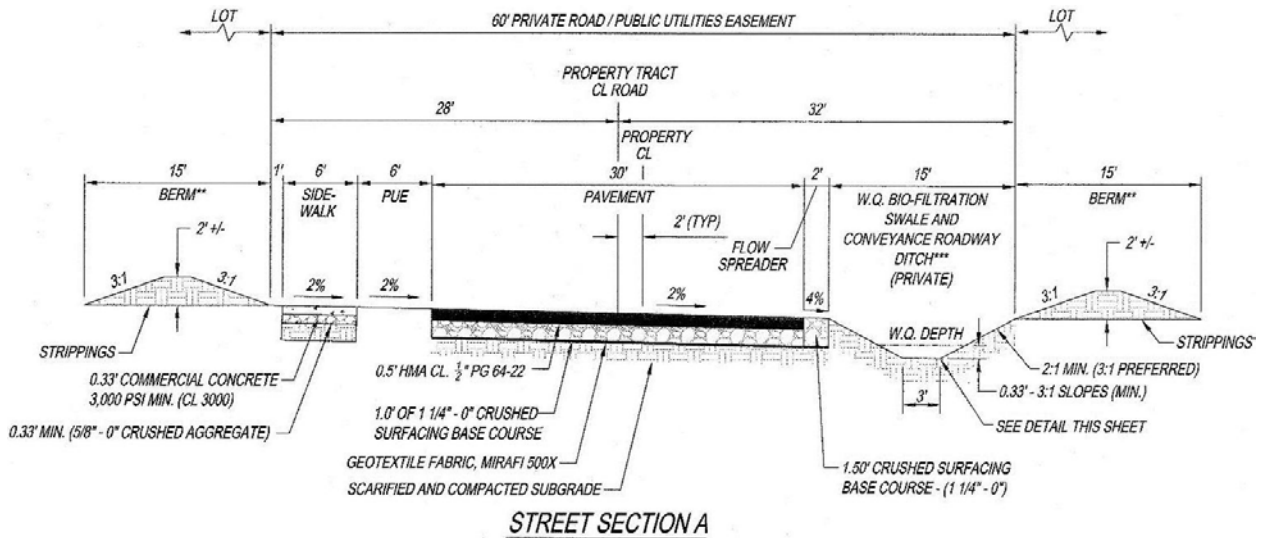
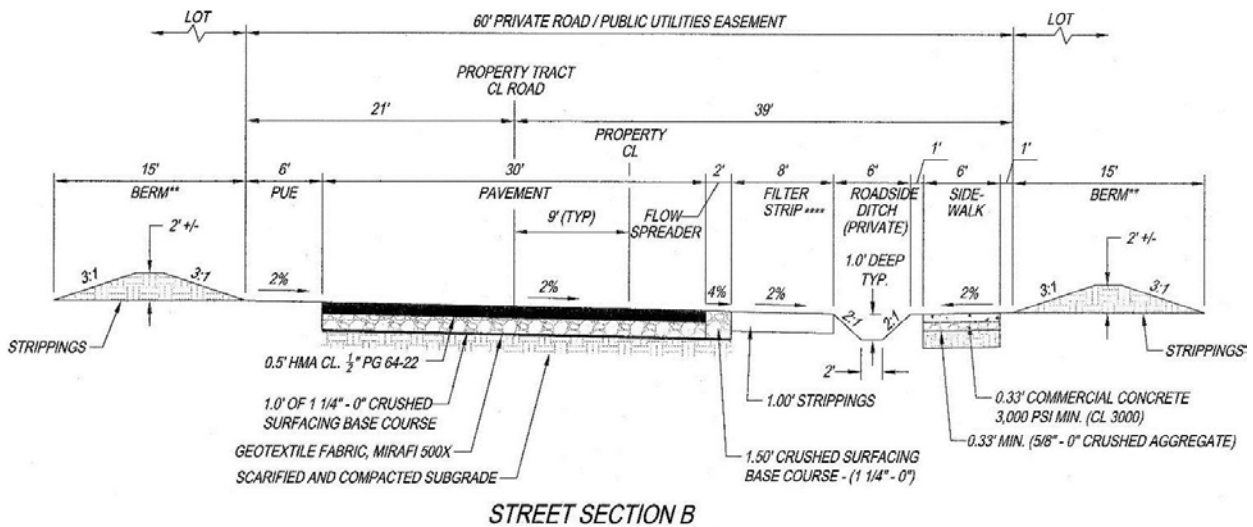


Figure 40.230.085-2 – Street Section B: Water Quality Filter Strip with Private Road Section



- (3) Parking Requirements. Parking shall meet the requirements of Chapter 40.340, Parking, Loading and Circulation.
- (4) Nonmotorized Circulation and Handicapped Accessibility. The standards of Section 40.350.010, Pedestrian/Bicycle Circulation Standards, shall be met with regard to nonmotorized circulation and handicapped accessibility.
- (5) Transportation demand management programs shall be implemented consistent with Chapter 5.50, Commute Reduction.
- (6) Transit-Oriented Site Planning. Site plans implemented consistent with the RILB Master Concept Plan shall identify the location of on-site sheltered bus stops (with current or planned service) or a sheltered bus stop within one-quarter (1/4) mile of the site with adequate walkways, if approved by C-TRAN.
- (7) Signage. Signage shall meet the requirements of Chapter 40.310, Signs.

(8) Landscaping Requirements. Landscaping shall be consistent with standards contained in Chapter 40.320 and the following standards. In the case of conflict, the following standards shall apply.

(a) Opaque Screen. An opaque screen shall be installed in the one hundred (100) foot perimeter setback of the RILB. This screen is opaque from the ground to a height that is equal to or greater than the adjacent building roof and mechanical equipment of one hundred (100) foot depth. This screen may be composed of a combination of landscaped earth berm, planted vegetation, fencing or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be evaluated on the basis of the average mature height and density of foliage of the subjected species, or field observation of the existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of the intermittent visual obstructions should not contain any completely unobstructed openings more than ten (10) feet wide. The portion of intermittent visual obstructions may contain deciduous plants. Suggested planting patterns should be naturalized and use native plants suited to the area.

(b) Evergreen Trees. At least one (1) row of evergreen trees shall be planted, minimum eight (8) feet in height and ten (10) feet maximum separation at time of planting. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight (8) feet within five (5) years. Multiple tree species shall be integrated into the buffer design to promote long-term health and provide visual interest.

(c) Deciduous Trees. Projects shall incorporate deciduous trees (vine maples are a desirable example) into the buffer to add seasonal variety and interest. Deciduous trees shall have a caliper of at least one (1) inch at the time of planting.

(d) Shrubs shall be planted at a rate of one (1) shrub per twenty (20) square feet of landscaped area. At least fifty percent (50%) of the shrubs shall be evergreen. At least twenty-five percent (25%) of the shrubs should be deciduous to provide seasonal interest. Shrubs shall be at least sixteen (16) inches tall at planting and have a mature height between three (3) and four (4) feet.

(e) Ground cover shall be planted and spaced to result in total coverage of the required landscape area within three (3) years as follows:

(i) Four (4) inch pots at eighteen (18) inches on center.

(ii) One (1) gallon or greater sized containers at twenty-four (24) inches on center.

(f) New landscaping materials shall consist of drought-tolerant species that are native to the coastal region of the Pacific Northwest or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.

(g) Maintenance. A two (2) year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be posted.

(9) Open Space. Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan.

(10) Agriculture is allowed on site per the permitted uses of the IL-RILB overlay. Provision is made for compatibility with agricultural activities on abutting agricultural lands of long-term commercial significance via:

(a) Perimeter landscaped setbacks consistent with subsection (D)(4)(b)(8) of this section;

(b) Agricultural use allowances, including but not limited to smaller-scale organic farming within on-site open space areas of the RILB Master Concept Plan; or

(c) Other site-specific measures as determined through State Environmental Policy Act review if there are possible significant adverse impacts.

c. Environmental Quality.

- (1) Air Quality. Emissions shall not exceed Southwest Clean Air Agency Regulations.
- (2) Water Quality. Stormwater quantity and quality shall be managed consistent with Chapters 13.26A and 40.386. Implementing site plans shall document consistency with the regional stormwater concept included with the RILB Master Concept Plan.
- (3) Development shall be consistent with critical areas regulations:
 - (a) Chapter 40.410, Critical Aquifer Recharge Areas (CARAs);
 - (b) Chapter 40.420, Flood Hazard Areas;
 - (c) Chapter 40.430, Geologic Hazard Areas;
 - (d) Chapter 40.440, Habitat Conservation; and
 - (e) Chapter 40.450, Wetland Protection.

d. Infrastructure.

- (1) Specific major industrial developments implementing the RILB Master Concept Plan shall assure that all new infrastructure is provided for by interlocal agreement between the county and the service provider or otherwise guaranteed by the service provider and the applicant and documented to the satisfaction of the responsible official.
- (2) The applicant shall extend road and utility improvements to and within the rural industrial site consistent with the RILB Master Concept Plan and service provider requirements.
 - (a) The applicant shall be responsible for all costs of new infrastructure; provided, however, this requirement does not preclude use of government programs that fund portions of infrastructure to facilitate economic development and needed community facilities. A latecomer's agreement may be approved where an applicant installs improvements that will serve future phases or adjacent development. The applicant shall pay applicable impact fees or system development charges for system improvements supporting the development.
 - (b) Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the specific major industrial developments shall be made, including street paving, and sidewalks, curb, gutter, and street lighting. Improvements shall be installed prior to issuance of a building permit for any development in the rural industrial development, unless an appropriate bond or instrument acceptable to the county is provided to guarantee installation of improvements.
 - (c) Power and Water Supply. Proof of adequate and available water to serve each phase of the development as specified by Clark Public Utilities shall be provided.
 - (d) Sewage Disposal. Proof of adequate sewage disposal to serve each phase of the development as specified by the Clark Regional Wastewater District shall be provided.
 - (e) All utilities, including irrigation, domestic water and sewer, electrical distribution, telecommunication, and other necessary services, shall be installed prior to or in conjunction with construction of permitted buildings in the rural industrial development.

- (f) The internal water system shall include fire hydrants and fire flow pressure consistent with Fire District requirements.
 - (g) Concurrency requirements shall be met as provided in Section 40.350.020, Transportation Concurrency Management System.
 - (3) Urban governmental services may be provided to this major industrial development so long as such services are not connected to uses in nonurban areas unless such connections are consistent with state law and the Clark County comprehensive plan and have been approved by Clark County.
 - (4) Consistent with existing local, state, and federal laws, water and natural gas pipelines and electric power lines and facilities and railroad tracks may cross nonurban areas to serve this specific major industrial development.
 - (5) Applicants for development on the Ackerland properties shall submit a rail use plan showing where they could build a spur track that will connect with the main line. A rail use plan does not apply if an applicant can show there is an existing track or spur. Development shall not preclude the extension of any spur track.
- e. Protection of Nonurban Lands. The following measures assure the protection of such lands from urban growth:
- (1) The rural industrial development is consistent with the uses authorized in RCW 36.70A.367 and this chapter.
 - (2) Urban governmental services shall not be extended to uses outside the boundaries of this specific rural industrial development (except where such services must extend through the rural or resource areas between this rural industrial development and another urban growth area) unless such extensions are consistent with state law and the Clark County comprehensive plan and have been approved by Clark County.
 - (3) No boundary change to this rural industrial development site shall be made without an amendment to the comprehensive plan land use map consistent with the requirements of RCW 36.70A.367 and the Clark County Code.

(Amended: Ord. 2015-11-24; Ord. 2016-04-03; Ord. 2018-01-09)

E. Performance Standards. No land or structure shall be used or occupied within employment districts unless there is continuing compliance with the following minimum performance standards:

1. Maximum permissible noise levels shall be as determined by Chapter 173-60 WAC, as amended, and applicable provisions of Subtitle 40.3.
2. Venting Standards. The venting of odors, vapors, smoke, cinders, dust, gas, and fumes shall be directed away from residential uses within fifty (50) feet of the vent.
3. Major Odor Sources.
 - a. When an application is made for a use which is determined to be a major odor source, the applicant shall demonstrate that:
 - (1) The odor abatement for the project shall comply with the best available control technology for odor control; and
 - (2) The emissions will not exceed SWCAA General Regulations.
 - b. Uses which involve the following odor-emitting processes or activities shall be considered major odor sources:

- (1) Lithographic, rotogravure or flexographic printing;
 - (2) Film burning;
 - (3) Fiberglassing;
 - (4) Selling of gasoline and/or storage of gasoline in tanks larger than two hundred sixty (260) gallons;
 - (5) Handling of heated tars and asphalts;
 - (6) Incinerating (commercial);
 - (7) Metal plating;
 - (8) Tire buffing;
 - (9) Vapor degreasing;
 - (10) Wire reclamation;
 - (11) Use of boilers (greater than one hundred six (106) British thermal units per hour, ten thousand (10,000) pounds steam per hour, or thirty (30) boiler horsepower);
 - (12) Other uses creating similar odor impacts;
 - (13) Uses which employ the following processes shall be considered major odor sources, except when the entire activity is conducted as part of a retail sales and service use:
 - (a) Cooking of grains;
 - (b) Smoking of food or food products;
 - (c) Fish or fishmeal processing;
 - (d) Coffee or nut roasting;
 - (e) Deep-fat frying;
 - (f) Dry cleaning;
 - (g) Animal food processing;
 - (h) Other uses creating odors offensive to a person of ordinary sensitivity at any point along a boundary line of the property on which a use or structure is located.
4. Light and Glare Standards.
- a. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
 - b. Exterior lighting shall be shielded and directed away from lots in adjacent uses.
 - c. Interior lighting in parking structures shall be shielded to minimize nighttime glare affecting lots in adjacent uses.
 - d. When nonconforming exterior lighting is replaced, new lighting shall conform to the requirements of this section.

e. Glare diagrams which clearly identify potential adverse glare impacts on any residential zone and on arterials shall be required when:

- (1) 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 sixty-five (65) feet in height is proposed to have more than thirty percent (30%) of the facades comprised of clear or tinted glass;
- (2) The facade(s) surfaced or comprised of such materials either:
 - (a) Are oriented towards and are less than two hundred (200) feet from any residential zone; and/or
 - (b) 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.

f. 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:

- (1) Minimizing the percentage of exterior facade that is composed of glass;
- (2) Using exterior glass of low reflectance;
- (3) Tilting glass areas to prevent glare which could affect arterials, pedestrians or surrounding structures;
- (4) Alternating glass and nonglass materials on the exterior facade; and
- (5) Changing the orientation of the structure.

5. Outdoor Storage Standards.

a. 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 public rights-of-way to the L3 standard.

b. Outdoor storage is prohibited:

- (1) In floodways;
- (2) On slopes greater than fifteen percent (15%);
- (3) In parking stalls required by Chapter 40.340;
- (4) 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;
- (5) If any materials would likely attract animals, birds or vermin;
- (6) In fire lanes; and
- (7) In areas where outdoor storage may have the potential to create polluted stormwater runoff without proper containment or treatment prior to collection in the designated stormwater facility.

c. 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.

6. 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. Vibrations from temporary construction activities and vehicles that leave the property (such as trucks, trains, airplanes and helicopters) are excluded.

7. 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.

(Amended: Ord. 2012-12-14; Ord. 2015-11-24; Ord. 2016-04-03)