

Chapter 14.614 Industrial Zones

14.614.100 Purpose and Intent

The purpose of the Industrial Zones chapter is to implement Comprehensive Plan goals and policies related to industrial use. Industrial businesses are important to the local economy because they provide family wage jobs and create an economic multiplier effect throughout the region. The industrial zone classifications implement the Comprehensive Plan by allowing industrial uses in designated areas with available infrastructure and an adequate supply of land. Businesses within industrial zones are primarily focused on producing goods or services that are sold or used outside of the industrial zone. Although sales to the general public (i.e. retail sales) may occur on the premises of some of these business under certain conditions, such sales would not normally be the main focus of that business. An exception would be for limited numbers of commercial (retail) establishments providing goods or services primarily to the businesses and people working within the industrial zone.

Most often, industrial-zone businesses would not need to provide for regular and frequent access by the general public, but might need to provide for regular and frequent access for the transportation of materials by road, rail, air, or water. This access for industrial transportation is often incompatible with extensive access by the general public.

Industrial users often have special needs for locating their businesses. Such needs might include combinations of large, contiguous parcels; proximity to rail sidings, airports, trucking routes, water routes, or sources of large amounts of water, or power; large wastewater capacity; availability of telecommunications channels; etc. Industrial zones are usually chosen to protect land with combinations of these services for industrial businesses.

The **Light Industrial (LI)** zone is intended for industrial businesses that need industrial resources, but that do not have the potential impacts on surrounding areas that heavy industrial users do. Light industrial areas often have a special emphasis and attention given to aesthetics, landscaping and community compatibility. Light Industrial areas are comprised of predominantly industrial uses but may incorporate office and neighborhood-sized commercial uses that support and compliment the industrial area. Residential use is generally discouraged except for master planned industrial developments that provide residences intended to house employees of the planned industrial use.

The **Heavy Industrial (HI)** zone is characterized by intense industrial activities that may have impacts on surrounding areas, including, but not limited to noise, odor or aesthetic impacts. Commercial, residential and recreational uses are discouraged, except for small-scale secondary uses serving the industrial area.

14.614.210 Types of Uses

The uses for the industrial zones shall be as permitted in table 614-1, Industrial Zones Matrix. Accessory uses and structures ordinarily associated with a permitted use shall be allowed. Multiple uses are allowed per lot, except that only one residential use is allowed per lot unless otherwise specified. The uses are categorized as follows:

1. **Permitted Uses:** Permitted uses are designated in table 614-1 with the letter "P". These uses are allowed if they comply with the development standards of the zone.
2. **Limited Uses:** Limited uses are designated in table 614-1 with the letter "L". These uses are allowed if they comply with the development standards of the zone and specific performance standards in section 14.614.230.
3. **Conditional Uses:** Conditional uses are designated in table 614-1 with the letters "CU". These uses require a public hearing and approval of a conditional use permit as set forth in

chapter 14.404, Conditional Use Permits. Conditional uses illustrated in table 614-1 are also subject to specific standards and criteria as required in this chapter under section 14.614.240.

4. **Not Permitted:** Uses designated in table 614-1 with the letter “N” are not permitted. All uses not specifically authorized by this Code are prohibited.
5. **Essential Public Facilities (EPF):** Facilities that may have statewide or regional/countywide significance are designated in table 614-1 with the letters “EPF”. These uses shall be evaluated to determine applicability with the “Essential Public Facility Siting Process”, as amended.
6. **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with section 14.604.300. Classifications shall be consistent with Comprehensive Plan policies.

14.614.220 Industrial Zones Matrix

Table 614-1, Industrial Zones Matrix

<i>Industrial</i>	<i>Light Industrial</i>	<i>Heavy Industrial</i>
Animal processing facility	N	P
Auto wrecking/recycling, junk and/or salvage yards	N	L
Battery manufacture and reprocessing	N	CU
Boat building, repair and maintenance	P	P
Caretaker's residence	L	L
Chemical manufacturing	N	P
Commercial composting storage/processing (EPF)	N	CU
Commercial laundry, linen supply, and dry cleaning	P	P
Communications service systems	P	P
Concrete product manufacturing/ ready-mix concrete (excluding extraction/mining)	P	P
Contractors yard	P	P
Drop hammer or forge	N	P
Electrical component manufacturing/ assembly	P	P
Flammable liquid/gas storage	N	P
Lumbermill, sawmill, shingle mill, plywood mill	N	P
Lumberyard	P	P
Machine shop	P	P
Manufacture and processing of coal, mineral or animal by-products	N	CU
Manufacture and storage of explosives	N	CU
Manufacturing and production, not elsewhere classified	L	L
Medical equipment supply	P	P
Mining, rock crushing, asphalt plant	N	L
Nursery/greenhouse/wholesale	P	P
Paper/pulp mills	N	CU
Petroleum manufacturing or refining	N	P
Planned unit development	L	L

Table 614-1, Industrial Zones Matrix - continued

Industrial	Light Industrial	Heavy Industrial
Plastic injection molding, including tool and dye making	P	P
Railroad yard (EPF)	N	P
Rendering plant	N	CU
Research facility/laboratory	P	P
Sandblasting/cutting	P	P
Smelter and ore reduction	N	CU
Stockyard, hog farm, slaughterhouse	N	N
Tanneries	N	CU
Tire salvage yard	N	L
Warehousing and freight movement	P	P
Welding, sheet metal shops	P	P
Wholesaling (retail sales prohibited)	P	P
Woodworking, cabinet shop	P	P
Commercial Business	Light Industrial	Heavy Industrial
Accessory retail sales	L	L
Adult entertainment establishment	N	N
Adult retail use establishment	N	N
Agriculture	P	P
Ambulance service	P	P
Auction yard (excluding livestock)	P	P
Auto/boat sales	P	N
Automobile/truck/taxi rental	P	P
Automotive impound yard	P	P
Billboard/video board	N	N
Building supply and hardware distribution and/or sales	P	P
Car wash, automatic or self service	P	P
Catalog and mail order houses	P	N
Child day-care center	P	P
Circus	P	P
Commercial uses, general, not elsewhere classified	L	N
Construction/industrial equipment sales or rental	P	P
Convenience store/gas station	P	P
Exercise facility/gym/ athletic club	P	P
Financial institution	P	P
Hotel/motel	P	N
Kennel	L	L
Livestock auction yard	N	N
Neighborhood business uses, not elsewhere classified	L	N
Manufactured home sales	P	N
Motor vehicle parts sales	P	N
Office supply sales	P	P
Office, business/professional/medical	P	P
Participant sports and recreation (indoor only)	P	N

Table 614-1, Industrial Zones Matrix – continued

Commercial Business	Light Industrial	Heavy Industrial
Participant sports and recreation (outdoor only)	L	N
Printing, reprographics, bookbinding and graphic services	P	P
Restaurant, including drive-through	P	P
Recreational vehicle/trailer sales	P	N
Self-service storage facility (mini-storage)	P	P
Service and repair of motorized vehicles/boats	P	P
Service station, automobile/truck	P	P
Spectator sports facility (EPF)	P	P
Top soil removal	CU	CU
Residential	Light Industrial	Heavy Industrial
Family day-care provider	P	P
Residential use	L	N
Institutional	Light Industrial	Heavy Industrial
Animal shelter	P	P
Animal, wildlife rehabilitation or scientific research facility	P	P
College or university (EPF)	P	N
Detention facility (EPF)	CU	P
Fire station	P	P
Government offices/maintenance facilities (EPF)	P	P
Law enforcement facility (EPF)	L	P
Park, public	P	P
Secure community transitional facility (EPF)	CU	CU
Trade/technical school	P	N
Transit facilities (EPF)	P	P
Utilities/Facilities	Light Industrial	Heavy Industrial
Critical materials tank storage	L	L
Hazardous waste treatment and storage facilities, off-site	N	L
Hazardous waste treatment and storage facilities, on-site	L	L
Incinerator (EPF)	CU	CU
Landfill (EPF)	N	CU
Landfill, inert waste disposal facility	N	CU
Power plant (EPF)	N	CU
Public utility local distribution facility	P	P
Public utility transmission facility (EPF)	L	L
Sewage treatment plant (EPF)	CU	CU
Solid waste hauler	CU	P
Solid waste recycling/transfer site (EPF)	L	L
Stormwater treatment/disposal	P	P
Tower	L	L
Wireless communication antenna array	L	L
Wireless communication support tower	L	L

14.614.230 Uses with Specific Standards

Uses that are categorized with an "L" in table 614-1, Industrial Zones Matrix, are subject to the corresponding standards of this section. In the case of inconsistencies between section 14.614.220 (Industrial Zones Matrix) and section 14.614.230, section 14.614.230 shall govern.

1. *Accessory retail sales (LI, HI zones)*
 - a. The retail sales shall be directly related to and accessory to an allowed use.
 - b. The product must be produced or processed on the site and the retail use must be clearly incidental to the primary industrial use.

2. *Auto wrecking/recycling, junk and/or salvage yards (HI zone)*
 - a. A sight-obscuring fence of single color and material, a minimum of 6 feet in height, must be constructed, and approved, prior to the issuance of a certificate of occupancy.
 - b. All materials or parts shall be located within the fenced area.
 - c. The minimum lot area shall be 1 acre.
 - d. A performance bond, or other financial guarantee acceptable to the Division of Building and Planning, shall be required to assure compliance with the provisions of this permit.
 - e. All conditions must be met prior to commencing business activity.

3. *Caretaker's residence (LI, HI zones)*
 - a. The residence is limited to the duration of need associated with the custodial, maintenance or overseeing of the owner's property, building and/or use.

4. *Commercial uses, general, not elsewhere classified (LI zone)*
 - a. Permitted uses in Light Industrial zones located within the West Plains, West Plains/Thorpe UGAs shall also include all uses permitted in the commercial zone matrix in the Regional Commercial zone not elsewhere classified, except for adult retail use establishment and adult entertainment establishment and except for single family, duplex, and multifamily residential uses. Provided further, those uses listed under Regional Commercial as an accessory or conditional use shall also be permitted as accessory or conditional uses in the Light Industrial zone. Provided further, Regional Commercial uses allowed in the Light Industrial zone shall meet all the Regional Commercial development standards as set forth in Section 14.612.300.
 - b. Permitted uses in Light Industrial zones which are not located within the West Plains, West Plains/Thorpe UGAs shall also include all uses permitted in the commercial zone matrix in the Regional Commercial zone not elsewhere classified, except for adult retail use establishment and adult entertainment establishment. Provided further, those uses listed under Regional Commercial as an accessory or conditional use shall also be permitted as accessory or conditional uses in the Light Industrial zone. Provided further, Regional Commercial uses allowed in the Light Industrial zone shall meet all the Regional Commercial development standards as set forth in Section 14.612.300.

5. *Critical material tank storage (LI, HI zones)*
 - a. The tank storage shall comply with all local, state and federal standards for critical materials.
 - b. Exposed tanks (those not completely below ground and covered over at grade) shall maintain primary use setbacks.

6. *Hazardous waste treatment and storage facilities, off-site (HI zone)*
 - a. Off-site hazardous waste treatment and storage facilities shall comply with and be subject to the State's siting criteria adopted pursuant to section 70.105.210 RCW, as administered by the Washington State Department of Ecology or any successor agency.

7. *Hazardous waste treatment and storage facilities, on-site (LI, HI zones)*

- a. On-site hazardous waste treatment and storage facilities shall comply with and be subject to the State's siting criteria adopted pursuant to section 70.105.210 RCW, as administered by the Washington State Department of Ecology or any successor agency.
 - b. On-site hazardous waste treatment and storage facilities shall be allowed as an accessory use to any allowed activity.
8. *kennel (LI, HI zones)*
- a. There shall be no outside runs or areas within the Light Industrial zone.
 - b. Compliance with noise standards for a commercial noise source as identified by WAC-173-60 shall be demonstrated by the applicant.
9. *Law enforcement facility (EPF) (LI zone)*
- a. Detention facilities are prohibited except for short-term holding facilities (not to exceed 24 hours).
10. *Manufacturing and production, not elsewhere classified (LI and HI zones)*
- a. Manufacturing and production uses which are not classified in table 614-1 shall be allowed except that high impact uses, as determined by the Director, shall be prohibited. A high-impact use is defined as a business considered dangerous and/or noxious due to potential public health, safety, and environmental impacts. This includes uses that generate or cause nuisance, odors, noise, vibration, contamination, chemical exposure/release, and or explosions.
11. *Mining, rock crushing, asphalt plant (HI zone)*
- a. The use shall comply with the provisions and standards of the Mineral Lands zone.
12. *Neighborhood business uses, not elsewhere classified (LI zone)*
- a. Permitted uses in the Light Industrial zone shall also include those uses allowed within the Neighborhood Commercial zone classification of the Commercial Zones Chapter, except that residential uses are prohibited.
13. *Participant sports and recreation (LI zone)*
- a. Outdoor gun and archery ranges are prohibited.
14. *Public utility transmission facility (LI, HI zones)*
- a. The utility company shall secure the necessary property or right-of-way to assure for the proper construction, maintenance, and general safety of properties adjoining the public utility transmission facility.
 - b. All support structures for electrical transmission lines shall have their means of access located a minimum of 12 feet above the ground.
 - c. The height of the structure above ground shall not exceed 125 feet.
15. *Planned unit development (LI, HI zones)*
- a. Shall be consistent with chapter 14.704, Planned Unit Development.
16. *Residential use (LI zone)*
- a. Residential use shall only be allowed consistent with 14.614.230(4)(b).
17. *Solid waste recycling/transfer site (LI, HI zones)*
- a. Adequate ingress and egress to and on the site for trucks and/or trailer vehicles shall be provided.
 - b. There shall be a paved access route on-site.

- c. The site shall either be landscaped (bermed with landscaping to preclude viewing from adjacent properties) and/or fenced with a sight-obscuring fence as determined by the Director.

18. *Tire salvage yard (HI zone)*

- a. A security fence, minimum 6 feet in height, is required around the perimeter of the tire storage area and shall be inspected and approved by the Building and Planning Division prior to the handling or storage of tires on-site.
- b. All salvage operations and tire storage shall be located within the fenced area with a secured access gate.
- c. The requirements for perimeter setbacks, between-pile setbacks, fire lanes, berming and clear areas shall be as required by the local fire district.
- d. A performance bond or other financial guarantee acceptable to the Building and Planning Division shall be required to assure compliance with the provisions of this permit.
- e. Applicant must obtain all required local and state permits and licenses prior to handling or storing tires on-site, or in the case of existing tire storage facilities, prior to accepting additional tires on-site. The site must meet all existing regulations, both state and local, that pertain to tire storage in order to begin or continue operation.
- f. Tire storage piles shall be no greater than 100 feet by 100 feet in dimension and no higher than 12 feet unless prescribed otherwise by the local fire district.
- g. Storage of unchipped or unshredded tires shall be laced and be limited to a maximum of four of the above tire storage piles. Additional quantities of tires must be chipped or shredded before storing on site.
- h. A mosquito control plan, as required by the Spokane Regional Health District, shall be implemented by the applicant.
- i. Appropriate firefighting apparatus, water supply and foam suppressant, which meets county specifications for an approved tire fire foaming agent, will be available on-site in quantities prescribed by the local fire district.
- j. Twenty-four hour on-site caretaker(s) trained by the local fire district to provide security and first-line firefighting, or an approved unmanned 24-hour surveillance and alarm system may be approved where the tire salvage yard is served by a manned fire station.
- k. Tire storage piles shall have containment berms as prescribed by the local fire district.
- l. Paved or hard-surfaced fire access lanes and cleared areas will be provided around the exterior of the tire storage area and in between individual piles to standards prescribed by the local fire district.
- m. Tire storage site owners must provide written receipts as prescribed by the Building and Planning Division to document the number of tires received, stored, chipped and shipped off-site every 6 months.
- n. Other conditions as required by the Hearing Examiner to protect the public health, safety and general welfare.

19. *Tower (LI, HI zones)*

- a. The tower shall be enclosed by a 6-foot fence with a locking gate.
- b. The tower shall have a locking trap door or the climbing apparatus shall stop 12 feet short of the ground.
- c. The tower collapse or blade impact area, as designed and certified by a registered engineer, shall lie completely within the applicant's property or within adjacent property for which the applicant has secured and filed an easement. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planning or its successor agency can remove the easement.
- d. Before the issuance of a building permit, the applicant shall demonstrate that all applicable requirements of the Federal Communications Commission, Federal Aviation Administration and any required aviation easements can be satisfied.

20. *Wireless communication antenna array (LI, HI zones)*

- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.

21. *Wireless communication support tower (LI, HI zones)*

- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.

14.614.240 Conditional Uses: Standards and Criteria

Conditional uses are illustrated in table 614-1 with the letters “CU”. Conditional uses require an approved conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses identified in table 614-1 are subject to the corresponding specific standards as follows. In the case of inconsistencies between section 14.614.220 (Industrial Zones Matrix) and section 14.614.240, section 14.614.240 shall govern.

1. *Battery manufacture and reprocessing (HI zone)*

- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

2. *Commercial composting storage/processing (HI zone)*

- a. The minimum lot area is 5 acres.
- b. The conditional use permit may be revoked if air quality standards are not maintained.
- c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

3. *Detention facility (EPF) (LI zone)*

- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

4. *Incinerator (EPF) (LI, HI zones)*

- a. The minimum lot area is 5 acres.
- b. Adequate paved ingress and egress to and on the site for trucks and/or trailer vehicles shall be provided.
- c. An on-site circulation plan shall be submitted, for review and approved by the County Engineer.
- d. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

5. *Landfill (EPF) (HI zones)*

- a. The minimum lot area is 10 acres.
- b. The minimum distance of disposal operations shall be 300 feet from existing residences. This distance may be reduced, provided the adjacent property owner signs a waiver agreeing to the reduction in the minimum distance.
- c. The applicant shall submit for approval a site reclamation plan and the site shall be rehabilitated consistent with the plan after disposal terminates.
- d. The conditional use permit may be revoked by the Hearing Examiner if the landfill operation is found in violation of any local, state or federal regulation related to the landfill operation.
- e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

6. *Landfill – Inert Waste Disposal Facility*

- a. The minimum lot area is 10 acres.

- b. The minimum distance of disposal operations shall be 300 feet from existing residences. This distance may be reduced provided the adjacent property owner signs a waiver agreeing to the reduction in the minimum distance.
 - c. The applicant shall submit for approval a site reclamation plan and the site shall be rehabilitated consistent with the plan consistent after disposal terminates.
 - d. Compliance with the standards of the Spokane Regional Health District and the state criteria for inert landfills adopted pursuant to WAC 173-350-410.
 - e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
 - f. The conditional use permit may be revoked by the Hearing Examiner if the operation is found in violation of any local, state or federal regulation related to the inert landfill operation.
7. *Manufacture and processing of coal, mineral, or animal by-products (HI zone)*
- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
8. *Manufacture and storage of explosives (HI zone)*
- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
9. *Paper/pulp mills (HI zone)*
- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
10. *Power plant (EPF) (HI zone)*
- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
11. *Rendering Plant (HI zone)*
- a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
12. *Secure community transition facility (EPF) (LI, HI zones)*
- a. The use shall not be allowed outside the Urban Growth Area boundary except for zones within the Limited Development Area designation of the Comprehensive Plan.
 - b. The use shall be located or maintained at a distance so that it is not across the street from, across the parking lot from, adjacent to, or within the line of sight of the following pre-existing uses, as measured from the nearest property line of the Secure Community Transition Facility to the nearest property line of the pre-existing use. For Spokane County, the definition of "within line of sight" means that it is possible to reasonably visually distinguish and recognize individuals. For the purpose of granting a conditional use permit, the Hearing Examiner shall consider an unobstructed visual distance of 600 feet to be "within line of sight." Through the conditional use process, "line of sight" may be considered to be less than 600 feet if the applicant can demonstrate that visual barriers exist or can be created that would reduce the line of sight to less than 600 feet.
 - i. Public library.
 - ii. Public playground, sports field, recreational center, community center, park, publicly dedicated trail, as designated in the Spokane County Geographic Information (GIS) Parks Map Layer, as amended.
 - iii. Public or private school and its grounds of pre-school to 12th grade.
 - iv. School bus stop.
 - v. Child day-care center.
 - vi. Place of worship such as church, mosque, synagogue, and temple.

- vii. Another secure community transitional facility subject to the provisions of this section.
 - viii. Any other risk potential activity or facility identified in citing criteria by the Department of Social and Health Services, with respect to citing a secure community transition facility.
 - c. The secure community transitional facility shall meet all applicable state, federal, and local licensing for a facility authorized by state, federal, or local authorities to confine and treat sex offenders through a rehabilitation treatment program for those conditionally released from total confinement under a court-ordered civil commitment.
 - d. Before issuance of a conditional use permit, the applicant shall have complied with all applicable requirements for the siting of an essential public facility in accordance with state, regional, and local mandates, including the *Spokane County Regional Citing Process for Essential Public Facilities*.
 - e. The applicant shall demonstrate that it has met all the standards required by state law for public safety, staffing, security, and training, and those standards shall be maintained for the duration of the operation of the secure community transition facility.
 - f. Properties that fail to meet any of these criteria must be removed from further consideration. The properties that do not meet the minimums must be further evaluated to determine which one, among the available properties, is the most suitable. When a site is selected, preference must be given to properties that are the farthest removed from risk potential activities or facilities.
 - g. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
- 13. *Sewage treatment plant (EPF) (LI, HI zones)*
 - a. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
- 14. *Smelter and ore reduction (HI zone)*
 - a. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
- 15. *Solid waste hauler (LI zone)*
 - a. The minimum lot area is 2 acres.
 - b. Adequate ingress and egress to and on the site shall be provided.
 - c. All travelled areas on the site shall be paved.
 - d. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
- 16. *Tannery (HI zone)*
 - a. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
- 17. *Top soil removal and land leveling (LI and HI zones)*
 - a. The use shall comply with the requirements of chapter 14.824, Top Soil Removal and Land Leveling.
 - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

14.614.300 Development Standards

Prior to the issuance of a building permit, evidence of compliance with provisions of this section shall be provided.

1. **Lot Standards:** Development shall be consistent with the lot standards in table 614-2.

Table 614-2, Lot Standards for Industrial Zones

	<i>Light Industrial</i>	<i>Heavy Industrial</i>
Minimum frontage	90 feet	90 feet
Maximum building coverage	50% of lot area	60% of lot area
Maximum building height	40 feet	65 feet
Front/flanking yard setback	25 feet	25 feet
Side/rear yard setback -abutting a commercial/industrial zone/use	None	20 feet
Side/rear yard setback -abutting an agricultural zone	15 feet	50 feet
Side/rear yard setback -abutting a residential zone	15 feet	100 feet
Notes: 1. Parking structures may be excluded from building coverage calculations. 2. Incinerators and associated structures are exempt from the height requirement. 3. Setbacks are measured from the property line.		

2. **Parking, Signage, and Landscaping Standards:** Parking, signage and landscaping standards shall be as provided in chapter 14.802, Off-Street Parking and Loading Standards; chapter 14.804, Signage Standards; and chapter 14.806, Landscaping and Screening Standards.
3. **Storage:**
 - a. Light Industrial zone:
 - i. Storage of all raw materials, finished products, machinery and equipment (other than company-owned or operated cars and trucks) shall be within an entirely closed building or screened by a sight-obscuring fence not less than 6 feet in height. The Director may waive the fencing requirement, provided the adjacent property is zoned industrial and the adjacent use is industrial.
 - ii. Storage of junked vehicles or junk as defined herein shall be within a totally enclosed building. Tarps shall not be used to store or screen junked vehicles, junk or waste materials.
 - b. Heavy Industrial zone:
 - i. Outdoor storage is allowed; except that storage of junked vehicles or junk as defined herein shall be within an entirely closed building or screened by a sight-obscuring fence not less than 6 feet in height. Tarps shall not be used to store or screen junked vehicles, junk or waste materials.
4. **Lighting:** All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.