

Chapter 17.22
INDUSTRIAL ZONING DISTRICTS

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17.22.010 Purpose.

The purpose of this chapter is to highlight the standards and conditions applicable to specific use types or locations of development activities within industrial zoning districts.

17.22.020 Table of permitted uses.

Land uses and development activities may be permitted in accordance with the table of permitted uses (Table 17.22.020); provided, that:

- A. Only those uses identified with a P (permitted), C (permitted only through the issuance of a conditional use permit), or T (permitted only through a temporary use permit) may be approved. Those uses identified with an X or a blank cell are not permitted in that zone.
 - 1. Uses not specifically listed in the Table of Permitted Uses, or any questions about the interpretation of this table, shall be addressed through an administrative code interpretation utilizing the most recent edition of the North American Industry Classification System (NAICS) Manual as determined by the city and the intent of each zoning district.
 - a. In the event that more than one definition could apply to a use, the city will determine through an administrative code interpretation the most applicable definition.
 - 2. Uses not specifically identified as permissible (P, C, or T), or authorized through an administrative code interpretation, may not be approved.

Table 17.22.020: Permitted Uses in Industrial Zoning Districts

Use	Zoning District	
	LI	GI
Agriculture	P	P
Airport	P(424)	

Arts and Entertainment	P	
Athletic Club/Exercise Facility	P	
Auditorium/Meeting Hall	P	
<u>Audio/Visual Media Production</u>	<u>P</u>	
<u>Bed and Breakfast Inn</u>	<u>P</u>	
Boat Launch	C	C
Boat Sales, Services, and Storage	P	
Brewery/Distillery/Winery	P	
Card Rooms	P (15)	
<u>Caretaker Residence</u>	<u>P</u>	<u>P</u>
Commercial Laundry	P	
Commercial Moving/Storage	P	
Commercial Truck Stop	P	
Construction Landscaping	P	
Correction/Detention/Prison Facility	C	
Dredge Spoils Storage	C	C
Eating and Drinking Establishments	P	
Fire and Ambulance Stations	C	
Funeral Home/Mortuary	P	
Government Office	P	
<u>Hazardous Materials</u>	<u>P</u>	<u>P</u>
<u>Health Care Facility</u>	<u>P</u>	
<u>Hospital</u>	<u>P</u>	
Industrial Park	P	P
Junk/Salvage Yard	P	
Kennels	P (36)	
Manufactured Home Sales	P	
Manufacturing and Processing	P	
Marijuana - State Licensed Facility	P (12)	X
Marine Shipping Facility	P	P
Microbrewery/Microdistillery/Microwinery	P	P
Mining		P
Parking Facility	P	
Participant/Spectator Sports	P	
Public Facility/Park	P (17)	P (17)
Public Works/Utility Buildings	P (17)	P (17)

Rail Service/Repair	P	
Recycling Center	P	
Retail Sales/Services	P	P
Schools	C	
Sexually Oriented Business	P (11)	
Social/Fraternal Organization	P	
<u>Tavern/Pub</u>	<u>P</u>	
Temporary Homeless Encampment	T (19)	T (19)
Transit Facilities	P	
Vehicle Sales and Services	P	
Veterinarian Clinic	P (36)	
Warehouses	P	
Wholesale <u>Services</u>	P	
Wireless Communications, Category 1	P (16)	P (16)
Wireless Communications, Category 2	C (16)	C (16)

Footnotes:

~~(36)~~ All kennels and veterinarian clinics shall provide indoor sleeping areas only, in order to minimize nighttime noise impacts to neighboring properties.

~~(424)~~ Permitted uses at the airport shall include all building and structures essential to airport operations and may include aviation related business and industrial buildings, structures, and uses as well as any use specifically authorized through the Southwest Washington Regional Airport master plan as adopted by the city.

17.22.030 Density and dimensional standards.

A. Table 17.22.030 establishes the density, dimension, height, and setback requirements for development in each zoning district.

Table 17.22.030: Industrial Density and Dimensional Standards

	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Maximum Building Height (feet)	Setbacks				Maximum Lot Coverage with Impervious Surfaces
				Front (feet) (1)	Side Street (feet)	Side (feet)	Rear (feet)	
LI	0	25	3555 (24)	20	20	10	10	85%
GI	0	25	3555 (24)	20	20	10	10	85%

Footnotes:

(1) Where existing front setbacks directly abutting a lot are less than that required by Table 17.22.030, the front setback yard may be reduced to the average depth of the adjacent setbacks. ~~(Reserved)~~

~~(2) (Reserved)~~

~~(3) (Reserved)~~

~~(4)~~ The maximum building height may be increased by a variance through a Class 2 review of the site plan.

B. All required setbacks:

1. Must comply with the landscaping provisions of Chapter 17.30;
2. May not include impervious or hardened surfaces except for approved driveways and sidewalks;
3. May include low impact development stormwater design features;
4. May include underground structures; provided, that they do not encroach on easements or neighboring properties. It is the responsibility of the property owner to ensure compliance with this provision and to maintain the underground structure;
5. May include overhead and underground utilities; and
6. Shall maintain a clear sight triangle at the intersection of driveways or access roads and the street rights-of-way to assure traffic safety in accordance with the provisions of the Kelso Engineering and Design Manual.
7. ~~Where existing front setbacks directly abutting a lot are less than that required by Table 17.22.020, the front setback yard may be reduced to the average depth of the existing setbacks.~~

C. The following projections are permitted into required setbacks:

1. Cornices, eaves, roof overhangs, trellises, beams, joists, and other similar roof projections may extend or project into required setbacks according to the following:
 - a. Front or rear setback: maximum of five feet; and
 - b. Side setback: maximum of two feet.

2. Outside stairs, platforms or landing places, if unroofed and unenclosed, may extend into required setbacks according to the following:
 - a. Front and side setback: maximum of four feet;
 - b. Rear setback: maximum of four feet.
3. Ramps or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier-Free Design, are permitted in all required setbacks.
4. Uncovered, unenclosed pedestrian bridges, necessary for access and less than five feet in width, are permitted in required setbacks.

D. Height Limitations. Buildings and structures shall comply with the maximum height limits as specified in Table 17.22.030 based on the zoning of the subject parcel; provided, that:

1. The following may be permitted through a Class 1 review; provided, that they are not otherwise prohibited by the airport safety overlay:
 - a. One flagpole forty-five feet or less in height per parcel; and
 - b. Utility poles fifty feet or less in height.
2. Building heights may be increased to a maximum of fifty feet for churches and schools through a Class 2 review where, in addition to other standards of this title, the following are met:
 - a. ~~View opportunities from adjacent parcels are not substantially reduced and are not otherwise~~The increased height is not prohibited by the airport safety overlay; and
 - b. Fire flow available to the site is consistent with the minimum standards for the category and height of the structure as defined in the adopted fire code; and
 - c. No unstable slopes or soils are present on the building site. (Ord. 3990 § 6 (Exh. D), 2023; Ord. 3889 § 3 (Exh. A), 2017)