

## Chapter 17.22

### G-1 GENERAL INDUSTRIAL DISTRICT

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#### **17.22.010 Intent.**

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of General Industrial activities may be located;
- B. Protect General Industrial areas from other uses which may interfere with the purpose and efficient functioning of the areas;
- C. Permit in the same areas such commercial uses as may be compatible with the industrial activities;
- D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the General Industrial areas;
- E. Provide criteria for the location and standards for the development of the areas.

#### **17.22.020 Permitted uses.**

- A. Specific types permitted in the General Industrial district include:
  - 1. Uses permitted outright in a general commercial district except adult entertainment businesses;
  - 2. General Industrial activities involving the manufacture, assembly, repair, and service of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such goods or products may include, but are not limited to:
    - a. Mechanical, automotive, marine and contractors'/builders' equipment and supplies;
    - b. Electrical and electronic equipment or products;
  - 3. General Industrial activities involving the assembly of manufactured products and processing of materials. Such products may include, but are not limited to:
    - a. Sheet metal, cans, cable;
    - b. Cloth, paper;
    - c. Commercial bakery goods;
    - d. Cosmetics;
    - e. Dairy products;
    - f. Scientific, medical and precision instruments and equipment;
  - 4. Other Uses.
    - a. Warehousing and storage of equipment, commodities and products;
    - b. Laundry and dry cleaning plants;
    - c. Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurance of the premises;
    - d. Firemen's sleeping quarters in firehouses;

5. Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (i.e., plant cafeteria, recreation area);
  6. Signs (see Chapter 18.24 KMC);
  7. Self-storage warehouses and/or recreational vehicle storage;
  8. Trade or business schools;
  9. Municipal facilities required for local service;
  10. Wholesale trade businesses except explosives or automobile wrecking or salvage yards;
  11. Lumber and building material yards;
  12. Contractor warehouse and storage yards;
  13. Trucking and warehousing;
  14. Research, development, and testing services;
  15. Wireless communication facilities (WCFs) are subject to the following the standards found in KMC 17.09.045
- B. Similar or related uses permitted, and criteria for determination of similarity or relatedness as follows:
1. Uses similar to, related to, or compatible with those listed or described in subsection (A) of this section are permitted upon finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Kelso comprehensive plan;
  2. The criteria for such finding of similarity, etc., shall include, but not be limited to, the following:
    - a. The proposed use is appropriate in this area;
    - b. The development standards for permitted uses can be met by the proposed use;
    - c. The public need is served by the proposed use.
- C. Special uses may be permitted as provided for in Chapter 20.66 KMC.
- D. Off-site hazardous waste storage and/or treatment facilities are allowed upon obtaining a conditional use permit and after review by the site plan review committee. Such facilities shall be consistent with state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW, as now existing or hereafter amended or promulgated, whether by state law or the Washington Administrative Code provisions.

**17.22.030 Prohibited uses.**

Uses other than those identified or described in KMC 17.22.020 are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would exceed the acceptable limits established by competent and recognized public and quasi-public agencies;
- B. Examples of prohibited uses are:
  1. Animal slaughtering;
  2. Care and/or sale of livestock, poultry or similar animals;
  3. Storage, manufacturing or sale of highly volatile or otherwise extremely hazardous substances or materials;
- C. No building, structure, or premises, or portion thereof, shall be used for human habitation, permanent, transient or temporary, except as provided in KMC 17.22.020(A)(4)(c) and (d)

**17.22.040 Environmental performance standards.**

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 20.57 KMC. In addition, any outside storage must have sight-obscuring screening around the storage area. All stored materials shall not exceed the height of the screening.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title

**17.22.050 Site requirements.**

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;
- C. Side yard setback:
- D. Rear yard setback:
- E. Front yard setback: twenty feet;
- F. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings;
- G. Corner yard setback: fifteen feet.

**17.22.060 Building allowance.**

Maximum building allowance shall be as follows:

- A. Maximum Building Height. Height limits will be imposed if necessary, to prevent detrimental effects upon the surrounding properties.

**17.22.070 Off-street parking.**

Off-street parking shall be provided in accordance with **Chapter 20.72 KMC**.

**17.22.080 Landscaping, buffering, fencing and solid waste receptacles.**

Landscaping shall be provided in accordance with **Chapter 20.50 KMC**.

**17.22.090 Design and development guidelines.**

Developments shall comply with the requirements of **KMC 18.10.030**, Design and Development Guidelines manual.

**17.22.100 Site plan review.**

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapter **20.84 KMC**