

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

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- 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.
- 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.
 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.
- 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.

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP
A. Resource Uses.							
11 Agriculture, Forestry, Fishing and Hunting							
111	Crop production			P	P	P	P
112	Animal production			P	P	P	P
113	Forestry and logging			P	P	P	P
114	Fishing, hunting and trapping			P	P	P	P
115	Support activities for agriculture and forestry			P	P	P	P
21 Mining							
211	Oil and gas extraction			X	C ⁴	C ⁴	X
212	Mining (except oil and gas)			X	C ⁴	C ⁴	X
	2123	Nonmetallic mineral mining and quarrying		X	P ⁴	P ⁴	X
213	Support activities for mining			X	C ⁴	C ⁴	X
22 Utilities							
221	Utilities						
		22111	Electric Power Generation	P	P	P	C
		22112	Electric Power Transmission and Distribution	P	P	P	P
		22121	Natural Gas Distribution	P	P	P	P
		22131	Water Supply and Irrigation Systems	P	P	P	P
		22132	Sewage Treatment Facilities	P	P	P	C
23 Construction							
236	Construction of Buildings			P ⁵	P ⁵	P ⁵	P ⁵
237	Heavy and Civil Engineering Construction			P ⁵	P ⁵	P ⁵	P ⁵
238	Specialty Trade Contractors			P ⁵	P ⁵	P ⁵	P ⁵
	Storage yards for building materials, contractors' equipment and vehicles			P	P	P	X
B. Manufacturing Uses							
311	Food manufacturing			P	P	P	X
		31161	Animal slaughtering and processing	C	P	P	X
			311811 Retail bakeries	P	P	P	P
312	Beverage and tobacco product manufacturing			P	P	P	P
313	Textile mills			P	P	P	X
314	Textile product mills			P	P	P	X
315	Apparel manufacturing			P ²	P ²	P ²	X

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP
316	Leather and allied product manufacturing						
	3161	Leather and hide tanning and finishing		X	P	P	X
	3162	Footwear manufacturing		P	P	P	P
	3169	Other leather and allied product manufacturing		P	P	P	P
321	Wood product manufacturing						
	3211	Sawmills and wood preservation		X	P	P	X
	3212	Veneer, plywood, and engineered wood product manufacturing		X	P	P	X
		321214	Truss manufacturing	P	P	P	X
	3219	Other wood product manufacturing		P	P	P	X
322	Paper manufacturing						
	3221	Pulp, paper and paperboard mills		X	P	P	X
	3222	Converted paper product manufacturing		P	P	P	P
323	Printing and related support activities			P	P	P	P
324	Petroleum and coal products manufacturing			X	P	P	X
325	Chemical manufacturing			X	P	P	X
	3254	Pharmaceutical and medicine manufacturing		P	P	P	X
	3256	Soap, cleaning compound, and toilet preparation manufacturing		P	P	P	X
326	Plastics and rubber products manufacturing			P	P	P	X
327	Nonmetallic mineral product manufacturing						
	3271	Clay product and refractory manufacturing		P	P	P	X
	3272	Glass and glass product manufacturing		P	P	P	X
	3273	Cement and concrete product manufacturing		P	P	P	X
		327310	Cement manufacturing	X	P	P	X
		327320	Ready-mix concrete manufacturing	X	P	P	X
	3274	Lime and gypsum product manufacturing		X	P	P	X
	3279	Other nonmetallic mineral product manufacturing		X	P	P	X
331	Primary metal manufacturing			X	P	P	X
332	Fabricated metal product manufacturing						
	3321	Forging and stamping		P	P	P	X
	3322	Cutlery and hand tool manufacturing		P	P	P	P
	3323	Architectural and structural metals manufacturing		P	P	P	X
	3324	Boiler, tank, and shipping container manufacturing		P	P	P	X

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP
	3325	Hardware manufacturing		P	P	P	X
	3326	Spring and wire product manufacturing		P	P	P	X
	3327	Machine shops		P	P	P	C
	3328	Coating, engraving, heat treating, and allied activities		P	P	P	X
			332813 Electroplating, plating, polishing, anodizing, and coloring	C	P	P	X
	3329	Other fabricated metal product manufacturing		P	P	P	X
333	Machinery manufacturing			P	P	P	C
334	Computer and electronic product manufacturing			P	P	P	P
335	Electrical equipment, appliance, and component manufacturing			P	P	P	P
336	Transportation equipment manufacturing			P	P	P	X
			336991 Motorcycle, bicycle, and parts manufacturing	P	P	P	P
337	Furniture and related product manufacturing			P	P	P	X
339	Miscellaneous manufacturing			P	P	P	P
C. Wholesale Trade							
423	Wholesale trade, durable goods (retail sales prohibited)			P	P	P	P
424	Wholesale trade, nondurable goods (retail sales prohibited)			P	P	P	P
425	Wholesale electronic markets and agents and brokers			P	P	P	P
D. Retail Trade							
		Retail sales of products fabricated on site		P ¹	P ¹	P ¹	P ¹
		Construction and industrial equipment sales		P	P	P	X
	4411	Automotive dealers		X	X	X	X
	4412	Other motor vehicle dealers		X	X	X	X
	4413	Automotive parts, accessories, and tire stores		P ¹	P ¹	P ¹	P ¹
	4441	Building material and supplies dealers		P	X	X	X
		44412	Paint and wallpaper stores	P ¹	X	X	X
		44413	Hardware stores	P ¹	X	X	X
445	Food and Beverage Stores			P ¹	X	X	P ¹
	44512	Convenience stores		P ¹	P ¹	P ¹	P ¹
446	Health and personal care stores			P ¹	X	X	P ¹
447	Gasoline stations			C	C	C	C
448	Clothing and clothing accessories stores			P ¹	X	X	P ¹

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)		IL	IH	IR	BP
451	Sporting goods, hobby, book and music stores	P ¹	X	X	P ¹
452	General merchandise stores	X	X	X	X
453	Miscellaneous store retailers	P ¹	X	X	P ¹
454	Non-store retailers	P	X	X	P
	45431 Fuel dealers	P	P	P	X
E. Transportation and warehousing					
482	Rail transportation	P	P	P	X
483	Water Transportation	X	P	X	X
484	Truck transportation	P	P	P	P
485	Transit and ground passenger transportation	P	P	P	P
486	Pipeline transportation	P	P	P	P
487	Scenic and sightseeing transportation	P	P	X	X
488	Support activities for transportation	P	P	X	X
	4882 Support activities for rail transportation	P	P	P	X
	4883 Support activities for water transportation	X	P	P	X
	4884 Support activities for road transportation	P	X	X	X
	4885 Freight transportation arrangement	P	P	P	P
	4889 Other support activities for transportation	P	P	P	P
491	Postal Service	P	P	P	P
492	Couriers and messengers	P	P	P	P
493	Warehousing and storage	P	P	P	P
F. Information					
511	Publishing industries	P	P	P	P
512	Motion picture and sound recording industries	P	P	P	P
515	Broadcasting (except Internet)	P	P	P	P
516	Internet publishing and broadcasting	P	P	P	P
517	Telecommunications	P	P	P	P
	5172 Wireless communications carriers	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
519	Other information services	P	P	P	P
52 Finance and insurance		X	X	X	P
	5221 Branch banks (including drive-up service)	P ¹	P ¹	X	P

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP
524	Insurance carriers and related activities			P	X	X	P
53 Real estate and rental and leasing							
531	Offices of real estate agents and brokers			P	X	X	P
532	Rental and leasing services			P	X	X	P
	5324	Commercial and industrial machinery and equipment rental and leasing		P	P	P	X
533	Lessors of nonfinancial intangible assets (except copyrighted works)			X	X	X	P
54 Professional, Scientific, and Technical Services							
541	Professional, scientific, and technical services			P	X	X	P
		54135	Building Inspection services	P	X	X	P
		54136	Geophysical surveying and mapping services	P	X	X	P
		54137	Surveying and mapping (except geophysical services)	P	X	X	P
		54138	Testing laboratories	P	X	X	P
		54194	Veterinary services	P	P	X	P
55 Management of Companies and Enterprises							
	551	Management of companies and enterprises		P	X	X	P
56 Administrative and Support and Waste Management and Remediation Services							
561	Administrative and support services			P	X	X	P
	5616	Investigation and security services		P	X	X	P
	5617	Services to buildings and dwellings		P	X	X	P
	5619	Other support services		P	X	X	P
562	Waste management and remediation services			C ⁶	C ⁶	C ⁶	X
61 Educational services							
611	Educational services			C	C	X	C
	6111	Elementary and secondary schools		C	C	X	C
	6112	Junior colleges		C	C	X	C
	6113	Colleges and universities		C	C	X	C
	6114	Business schools and computer and management training		C	C	X	P
	6115	Technical and trade schools		P	P	P	P
			611519 Truck driving schools	P	P	X	P
	6116	Other schools and instruction		C	C	X	P
			611692 Automobile driving schools	P	C	X	P

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP
	6117	Educational Support Services		C	C	X	P
62 Health Care and Social Assistance							
621	Ambulatory health care services			P	X	X	P
	6215	Medical and diagnostic laboratories		P	X	X	P
	6216	Home health care services		P	X	X	P
	6219	Other ambulatory health care services		P	X	X	P
	62191	Ambulance Services		P	P	P	P
622	Hospitals			C	X	X	P
623	Nursing and residential care facilities			X	X	X	P
	6232	Residential mental retardation, mental health, and substance abuse facilities		X	X	X	C
624	Social assistance			X	X	X	P
	6244	Child day care services		P ¹	P ¹	P ¹	P
71 Arts, entertainment, and recreation				P ¹	X	X	P
	7112	Spectator sports		C	X	X	C
		71391	Golf courses and country clubs	X	X	X	X
		71392	Skiing facilities	X	X	X	X
		71393	Marinas	P	X	X	X
		71394	Fitness and recreational sports centers	P ¹	P ¹	P ¹	P ¹
		71399	All other amusement and recreation industries	P ¹	X	X	P ¹
72 Accommodations and food services							
721	Accommodation			X	X	X	P
722	Food services and drinking places			P ¹	P ¹	P ¹	P ¹
	7223	Special food services		P	P	P	P
81 Other Services (Except Public Administration)							
811	Repair and maintenance			P ³	P ³	P ³	P ³
	8111	Automotive repair and maintenance		P ³	P ³	P ³	C
	8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)		P ³	P ³	P ³	C
812	Personal and laundry services			P ¹	X	X	P ¹
		81221	Funeral homes and funeral services	X	X	X	P
		81222	Cemeteries and crematories	C	C	C	C

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Table 40.230.085-1. Uses - 2012 North American Industrial Classification System (NAICS)			IL	IH	IR	BP
	8123	Dry cleaning and laundry services	P ¹	X	X	P ¹
	81233	Linen and uniform supply	P	P	X	P
	81291	Pet care (except veterinary) services	P ¹	X	X	P ¹
813	Religious, grant making, civic, professional, and similar organizations		X	X	X	C
92 Public Administration			P	X	X	P
	92214	Correctional institutions	C	C	X	X
G. Other uses not listed as NAICS codes						
1. Service stations for vehicle fleets, including cardlock facilities			P	P	P	P
2. Personal property storage including outdoor RV and boat storage			P	X	X	X
3. Accessory uses						
a. Administrative, educational, and other related activities and facilities			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
c. Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105.210)			P ²	P ²	P ²	P ²
4. Other Uses						
a. Parks, trails and related uses			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
c. Legally existing commercial and industrial use structures			P	P	P	P
d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility			P	P	P	P
e. Electric vehicle infrastructure			P	P	P	P
f. Coffee and food stands two hundred (200) square feet or less			P ⁸	P ⁸	P ⁸	P ⁸
g. Agricultural stands and markets			P ⁹	P ⁹	P ⁹	P ⁹
h. Medical marijuana collective gardens			X	X	X	X
i. Marijuana-related facilities			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

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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 [40.250.020](#), Surface Mining Overlay District(s).

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](#).

(Amended: Ord. 2013-07-08; Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-11-02)

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
Minimum area of new zoning district	None	None	None	5 acres ⁴
Maximum area of new zoning district	None	None	None	None
Minimum lot area	None	None	None	5 acres ⁴
Minimum lot width	None	None	None	None
Maximum building height ⁶	100 feet ²	100 feet ²	100 feet ^{2, 3}	100 feet ²
Minimum building setback				
Front/street side	20 feet	20 feet	20 feet	20 feet
Side (interior)	0 feet	0 feet	0 feet	0/20 feet ⁵
Rear	0 feet	0 feet	0 feet	0/20 feet ⁵

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Table 40.230.085-2. Lot Standards, Setbacks, Lot Coverage and Building Height Requirements				
Subject	Zone			
	IL	IH	IR	BP
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 40.385), and all other applicable standards.			
Minimum site landscaped area ¹	10 percent	0 percent	0 percent	15 percent

¹ Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones. See Sections [40.230.085\(E\)](#) and (F) 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.

(Amended: Ord. 2014-01-08)

- 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.

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- 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 is permitted outside of a boundary line where it is necessary to protect property of the industry or the business concerned. No sight-obscuring fence shall be constructed abutting a major arterial or other public right-of-way in excess of four (4) feet in height within the perimeter setbacks. Any chain link or other wire fencing must be screened with green growing plant materials or contain slats.
 - 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.
 - (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 treatment facilities and pedestrian plazas may be used to satisfy this requirement. To qualify as a pedestrian plaza, the plaza must:

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- (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.
- (8) When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls 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 wall.
- 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 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.

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- (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.
- 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;

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- (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:

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- (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; and
 - (6) In fire lanes.
 - 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.

(Added: Ord. 2012-12-14)