ORDINANCE NO. 2775

AN ORDINANCE AMENDING CHAPTER 18.40 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "INDUSTRIAL ZONES"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 18.40 of the Moses Lake Municipal Code entitled "Industrial Zones" is amended as follows:

18.40.030 Allowed Uses:

A. The Industrial Land Uses table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only industrial zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in MLMC 18.40.030.E. Further interpretation of these zones may be obtained as specified in MLMC 20.03.020.B. Land uses are also subject to any footnotes contained within this chapter.

B. The uses are arranged in three (3) categories. There are primary uses, those uses the industrial zones were designed to accommodate; accessory uses; and other uses that are compatible with or support the primary uses, or are not appropriate for other zones because of impacts.

C. The symbols used in the table represent the following:

1. An "A" in a table cell indicates that the use is allowed subject to the applicable standards in this code in the zone listed at the top of the table.

2. A "C" in a table cell indicates that the use is allowed by conditional use permit, subject to the conditional use provisions in MLMC 18.51 and any additional standards specified.

3. An "X" in a table cell indicates the use is not allowed in the zone listed at the top of the table.

D. Procedural requirements for permits are described in MLMC Title 20.

E. Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation procedures in MLMC 20.03.020.B. In determining whether a use should be permitted, the Community Development Director shall refer to the purpose statements found in 18.40.010 and the 1987 version of the Standard Industrial Classification Manual.

TABLE 1: LAND USES IN INDUSTRIAL ZONES			
USE CATEGORIES	**MLIP**	**L-I**	**H-I**
Primary uses			
Assembly of parts	A	A	C
Bus barns and maintenance facilities	C	A	X
Hazardous waste treatment and storage, from off-site	X	X	C
Hazardous waste treatment and storage, generated on-site[1]	A	A	A
Machine shop	A	A	A
Manufacturing, processing, or packaging of products using raw materials	C	C	C
Manufacturing, processing, or packaging of previously prepared materials[2]	A	A	A

TABLE 1: LAND USES IN INDUSTRIAL ZONES			
USE CATEGORIES	**MLIP**	**L-I**	**H-I**
Manufacturing, processing, or packaging of food products, excluding meat products, seafood products, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning	C	A	A
Manufacturing, processing, or packaging of food products such as meat products, seafood products, distilling, fermenting, and canning. Excludes slaughtering, rendering, curing, and tanning	X	C	A
Slaughtering, rendering, curing, and tanning	X	X	C
Outside storage as a primary use[3]	X	A	A
Printing, publishing, and allied products manufacturing including such processes as lithography, etching, engraving, binding, and blueprinting	A	A	A
Recycling collection site and recycling facilities	C	A	A
Solid waste processing facilities	X	X	C
Storage, warehousing, and distribution facilities	A	A	A
Technological uses such as scientific research, testing and experimental development laboratories	C	A	A
Transportation services such as freight consolidation, shipping documents preparation, rental of railroad cars, packing and crating	A	A	A
Uses that serve the agricultural industry, such as feed and seed stores, farm equipment repair and sales, and agricultural services such as soil preparation services, lawn care services, potato curing, seed cleaning, and sorting, grading, packing, and packaging of fruits and vegetables	A	A	A
Welding or metal fabrication	A	A	A
Wrecking yards, salvage yards, or junk yards	X	A	A
Accessory Uses			
Accessory use appurtenant to any primary use and not otherwise prohibited	A	A	A
Construction site storage in cargo containers or semi-trailers[4]	A	A	A
Day care, primarily for children of on-site employees or customers	C	A	A
Dwelling unit for on-site security or maintenance personnel and family[5]	C	A	A
Offices related to permitted uses conducted on the same site	A	A	A
Storage in cargo container, in compliance with MLMC 18.76	C	C	C
Other allowed uses			
Animal shelter, kennel, or veterinary clinic with outdoor boarding of animals or care of livestock	C	A	C
Building material or lumber yard, retail or wholesale	X	A	X

TABLE 1: LAND USES IN INDUSTRIAL ZONES			
USE CATEGORIES	**MLIP**	**L-I**	**H-I**
Commercial and service uses that are permitted in the C-2 Zone shall be allowed within 1,000' of West Broadway or Marina	X	A or C[6]	X
Commercial recreation requiring large land area and/or generating noise, such as go-carts, target shooting, race tracks, etc	X	C	C
Contractors establishments, including offices, shops, and storage yards	A	A	X
Government or public facilities compatible with the intent of the zone, such as maintenance shops, substations, well houses, lift stations, local and regional utilities	A	A	A
Industrial laundry or dry cleaning plant	C	A	A
Mini-storage	A	A	X
Nurseries and greenhouses for the growing and sale of plants	A[7]	A	X
Power generating facilities	X	C	A
Public park	A	A	A
Repair and service of vehicles and equipment	A	A	X
Retail and wholesale sales of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone	A	A	A
Sales or service use, which primarily serve the needs of the industrial district or its employees without attracting a significant number of patrons from outside the district, are compatible with the permitted types of industrial uses, and will not interfere with the orderly development of the industrial area, including but not limited to the following examples: 1. Sale and rental of electronic equipment, forklifts, heavy equipment, trucks, and office equipment 2. Services: dry cleaner, barber shop, shoe repair, sandwich shop, restaurant, espresso stand, vehicle wash, gas station, convenience store. These uses must be located on an arterial street or within 1000' of similar types of uses.[8] 3. Professional and business services, such as engineering, mailing, copying, fumigating, servicing of fire extinguishers, sign painting and lettering 4. Other retail and service uses within the same structure as a permitted manufacturing, warehousing, distribution, or office use and occupying no more than 20% of the floor area, unless a larger area is approved by the Planning Commission	A	A	C
Storage buildings for private use	A	X	X
Towing services or vehicle impound yards	~~X~~ A	A	A
Wireless communication facility, in compliance with MLMC 18.78	A	A	A

Footnotes for Table 1

1. In compliance with the performance standards of the State of Washington siting criteria for on-site hazardous waste treatment and storage facilities and the requirements of this chapter; provided that, on-site hazardous waste treatment and storage facilities are accessory to and subordinate to a primary use which is a generator of hazardous waste.

2. Previously prepared materials are those which have been subjected to a process of dilution, blending, separation, waste extraction, refinement, or similar process so that further preparation, treatment, or processing does not generate raw refuse matter in quantity or form which would preclude prompt and effective removal of such matter from the site.

3. Other than contractors yards.

4. Construction storage facilities may be located ten (10) days prior to start of construction and shall be removed within ten (10) days of finish of construction. Start of construction shall be defined as ten (10) days prior to the physical presence of construction activity on the site for which a building permit has been issued. Finish of construction shall be defined as the date of issuance of a Certificate of Occupancy.

5. The sole purpose of the dwelling is to furnish housing for an employee, including family, engaged in on-site security or maintenance. Only one such residence is allowed per site.

6. Allowed if allowed in the C-2 and conditional use if a conditional use in the C-2.

7. Wholesale sales only.

8. In the H-I Zone these uses shall not exceed one thousand (1,000) square feet in total per lot area.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on July 14, 2015.

Dick Deane

Dick Deane, Mayor

ATTEST:

W. Robert Taylor, Finance Director

APPROVED AS TO FORM:

Katherine L. Kenison, City Attorney