

D. Automobile, boat, truck, or trailer sales, service and repair with display areas more than 20,000 square feet and less than 100,000 square feet;

E. Public and quasi-public utility buildings and service yards;

F. Contractors' offices and equipment storage yard or storage and rental of equipment commonly used by contractors;

G. Carpenter, electrical, plumbing, sheet metal, welding, electroplating, heating, sign shops, auto and furniture upholstery shops, printing, publishing and lithographing shops, painting and sandblasting;

H. Cold storage plants;

I. Bakery, creamery, soft drink bottling plant, laundry, dry cleaning, dyeing or rug cleaning;

J. Feed, seed and fuel stores;

K. Commercial parking lots, subject to Chapter 17.92 BMC;

L. Administrative, educational and other related activities and facilities in conjunction with a permitted use;

M. Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials such as cloth, plastic, wood (not including saw, planing or lumber mills or molding plants), paper, cotton, precious or semi-precious metals or stone;

N. Manufacture of electric, electronic or optical instruments and devices;

O. Manufacture of food products, pharmaceutical and similar items, but not including the production of materials having significant potential for odor or the rendering of fats or oils;

P. Retail sale of items offered for wholesale, retail sale of items produced by any permitted manufacturing use, lumber yards (including sales of ancillary hardware), and sales of heavy equipment and other similar heavy bulk items;

Q. Printing, publishing and book binding;

R. Rental storage units and similar type storage areas, provided they are used exclusively for storage purposes;

S. Day care facilities when associated with any permitted or conditional uses. [Ord. 00-O-446.II § 4; Ord. 94-O-446.R § 2; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

T. Existing residential uses, including additions, without any increase in the number of dwelling units.

17.64.030 Accessory uses.

A. Any uses, buildings or structures customarily appurtenant to a permitted use, such as incidental storage facilities. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

B. Accessory uses for dwelling units

1. Home occupations, subject to the provisions of Chapter 17.104 BMC.

2. Other accessory uses and accessory buildings and structures, such as non-commercial greenhouses, customarily appurtenant to a permitted use.

17.64.040 Conditional uses.

The following uses may be permitted subject to a conditional use permit:

A. Service commercial uses such as banks, offices, restaurants, food services, bars, taverns or other convenience establishments designed to serve developed permitted uses;

B. Kennels and other animal boarding facilities, not adjacent to any Residential district and subject to 17.124.070 BMC;

- C. Buildings over 40 feet in height;
- D. Wireless communication facilities, pursuant to Chapter 17.164 and Chapter 17.124.030 BMC; [Ord. 99-O-446.GG § 3; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]
- E. Utility substations or pumping stations subject to BMC 17.124.030;
- F. Short term rentals in existing dwellings subject to BMC 17.124.170;
- G. Automobile, boat, truck, or trailer sales, service or repair with display areas of 100,000 square feet or more;
- H. Retail businesses.

17.64.050 Yard, height and lot coverage requirements.

- A. The minimum front yard shall be 20 feet, and said area shall be landscaped in compliance with 17.92.100 (H).
- B. The minimum side and rear yard setback shall be 10 feet when directly across the street or abutting a Residential district and such side or rear yard shall be increased by one-half foot for each foot the building height exceeds 20 feet.
- C. Maximum building height shall be 40 feet, except as allowed as a conditional use, and as provided in BMC 17.124.030.
- D. The maximum lot coverage by buildings and structures shall not exceed 50 percent of the total lot area. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.060 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.070 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

17.64.080 Other required conditions.

- A. Site plan approval required as provided in Chapter 17.80 BMC.
- B. All uses in this district shall be carried on entirely within an enclosed building except for conditional uses, outdoor equipment, outdoor furniture, dispensers, vehicle and boat sales, and bus stations; provided, that outdoor storage may be permitted when enclosed by 6-foot-high, sight-obscuring fence, wall or landscaping. If the fence will be located in the front yard landscaped setback area, it must be back at least 10 ft. from the front property line.
- C. In addition, temporary sales of products allowed either as a permitted or a conditionally permitted use, for no more than 7 consecutive days, may be conducted outside on private property. These sales may occur no more than 4 times during a calendar year. The seller must have a current City business license and required parking spaces must remain available for use by vehicles.
- D. Any use or portion thereof causing noise, vibration, or producing intense heat or glare shall be performed in such a manner as not to create a nuisance or hazard on adjacent property.
- E. There shall be no emission of odorous, toxic, noxious matter, or dust in such quantities as to be readily detectable at any point along or outside property lines so as to produce a public nuisance or hazard.

F. Access points from a public road to properties in an I-P district shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character.

G. Opening to structures on sides adjacent to or across the street from a Residential district shall be prohibited if such access or openings will cause glare, excessive noise or other conditions such as to have adverse effects on property in the Residential district.

H. All side or rear yards directly across the street from or abutting a lot in a Residential district shall be landscaped in compliance with 17.92.100 (H), BMC.

I. All businesses shall be conducted from a structure anchored to a permanent foundation unless specifically exempted by the provisions of this title or other City ordinances. [Ord. 00-O-446.JJ § 7; Ord. 93-O-446.M § 4; Ord. 89-O-446 § 1.]

J. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.

K. An accessway to a new proposed off-street parking area shall be improved from the public roadway to the parking area to a minimum width of 20 feet for two-way traffic. If the accessway is a one-way in or one-way out, it shall be a minimum width of 10 feet and have appropriate signage.

L. Provide for the improvement of an existing dedicated alleyway which is intended to be used for egress and ingress, or backup space of off-street parking for the development.

M. Screen from view all roof-, wall-, or ground-mounted mechanical equipment and devices, in addition to propane tanks.

N. Refuse receptacles or dumpsters shall be appropriately positioned, colored or screened to minimize visibility to vehicular traffic or pedestrians.

First Reading:

January 12, 2009

Second Reading:

January 12, 2009

Passage:

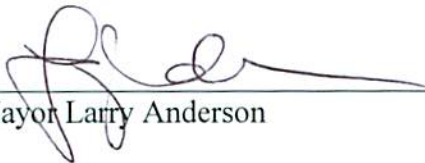
January 12, 2009

Effective Date:

February 11, 2009

Signed by me in authentication of its passage this

13th day of January, 2009.



Mayor Larry Anderson

ATTEST:


City Recorder Joyce Heffington