

17.68.030 Accessory uses.

A. Any uses, buildings or structures customarily appurtenant to a permitted use, such as incidental storage facilities and the like. [Ord. 89-0-446 § 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.

17.68.040 Conditional uses.

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

A. Junk yards or wrecking yards;

B. Buildings over 40 feet in height;

C. Service commercial uses such as banks, offices, restaurants, cafes, refreshment stands, bars, taverns or other convenience establishments designed to serve developed permitted uses;

D. Commercial excavation and removal of sand, gravel, stone, loam, dirt or other earth products, subject to BMC 17.124.020;

E. Abattoir (slaughter house);

F. Wireless communication facilities, pursuant to Chapter 17.164 BMC and 17.124.030. [Ord. 99-0-446.GG § 4; Ord: 89-0-446 § 1.]

17.68.050 Maximum building height.

No structure shall be over 40 feet in height, except as allowed as a conditional use, and as provided in BMC 17.128.030. [Ord. 89-0-446 § 1.]

17.68.060 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 89-0-446 § 1.]

17.68.070 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 89-0-446 § 1.]

17.68.080 Other required conditions.

A. Site plan approval required as provided in Chapter 17.80 BMC.

B. All business, service, repair, processing, storage or merchandise display on property abutting or across the street from a lot in a Residential district shall be conducted wholly within an enclosed building unless screened from the Residential district by means of a six foot-high sight-obscuring fence, wall or landscaping, which shall be maintained.

C. 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.

D. In any M-2 district directly across a street from, or abutting any lot in a Residential district, the parking and loading area, and outdoor display or storage areas shall be set back at least 10 feet from the street right-of-way or property line and said area shall be landscaped in compliance with 17.92.100 (H), BMC.

E. Access points from a public road to properties in an M-2 district shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets.

F. 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.

G. 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. [Ord. 89-0-446 § 1.]

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

I. 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.

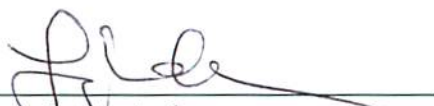
J. Provide for the improvement of an existing dedicated alleyway which is intended to be used for egress and ingress, or backup space of off-street parking for the development.

K. Screen from view all roof-, wall-, or ground-mounted mechanical equipment and devices, in addition to propane tanks when adjacent to or across the street from a Residential District. .

L. 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