

CHAPTER 18.51

IL - INDUSTRIAL, LIGHT DISTRICT

SECTION:

- 18.51.010: Purpose
- 18.51.020: Permitted Uses
- 18.51.030: Additional Uses
- 18.51.040: Development Standards

18.51.010: Purpose: The purpose of the IL district is to provide areas for less intensive manufacturing and industrial uses, warehousing, and distribution operations to serve the district. (Ord. 3963 Sec. 3, 2000: Ord. 3001 Sec. 18 (part), 1986: Ord. 1594 Sec. 17.1, 1972)

18.51.020: Permitted Uses: The following are the only uses permitted in Industrial, Light districts:

- (1) Warehousing and packaging non-hazardous material;
- (2) Trailer house, farm implements, sales, service, repair, and rental;
- (3) Lumber and other building material, sales and storage yards;
- (4) Public utility service, corporation and contractors' yards for storing equipment and materials;
- (5) Plumbing, heating, machine, welding, plating, electrical, printing, carpentry, blacksmith, sheet metal, fabricators and similar shops to include sales, service and repair;
- (6) Foundry-casting of nonferrous metals not causing noxious fumes or odors;
- (7) Automobile repair garages, body and fender shops, service stations, washes and steam cleaners (18.75.040);
- (8) Commercial and industrial laundries and dry cleaning plants;
- (9) Veterinary clinics (18.75.020) or kennels (18.75.060);
- (10) Restaurants with indoor seating (18.75.040);
- (11) Industrial and scientific research laboratories, research centers and compatible science-based industrial and manufacturing facilities;
- (12) Financial institutions;
- (13) Granaries, port facilities, marinas, and underground petroleum storage or distribution facilities;
- (14) Administrative, professional and executive offices, corporate office complexes and vocational technical schools;
- (15) Mini-storage warehouses, including those with on-site resident watchmen;
- (16) Recreational vehicle storage areas;
- (17) Facilities necessary for the operation of a public utility;
- (18) Administrative offices for permitted uses and retail sales areas for products manufactured on site;
- (19) Food Processing; and
- (20) Wineries. (Ord. 3963 Sec. 4, 2000: Ord. 3099 Sec. 1 (part), 1987: Ord. 3001 Sec. 18 (part), 1986: Ord. 2580 Sec. 27, 1981: Ord. 1594 Sec. 17.2, 1972)

18.51.030: Additional Uses: The following uses require approval of a Land Use Permit in accord with Chapter 18.80 and the indicated section:

- (1) Any other comparable uses (18.80.080);
- (2) Helistops (18.80.110); and
- (3) On-site hazardous waste treatment and storage facilities when accessory to a permitted use, except residential, and subject to State siting criteria. (18.09.133) (18.80.110). (Ord. 3150 Sec. 7, 1988: Ord. 3001 Sec. 18 (part), 1986)

18.51.040: Development Standards:

- (1) A Land Use Permit for site approval is required for each new use or structure, or expansion of an existing use or structure (18.80.120).
- (2) Yards:
- (a) Street Frontage. Only that necessary to comply with Chapter 13.12 and Section 18.66.060. The right-of-way is determined in accord with Section 5.56.270. View obstruction setbacks

must be improved with asphalt, concrete, or some other comparable dust-free and weed free material, or landscaped to prevent dust and weeds with adequate irrigation or otherwise maintained to prevent weeds, dust and rubbish.

(b) Side and Rear: None; but 25 feet on sides abutting R or HMU districts.

(3) Maximum building height: None.

(4) Off-street parking in accord with Chapter 18.72.

(5) All service, processing and storage areas abutting any R or HMU districts at ground floor level must be within a completely enclosed building or screened by a permanently maintained sight-obscuring fence at least six feet high.

(6) Landscaping: Landscaping must conform to Chapter 18.64.

(7) Development within the Clearwater Park Master Plan must comply with the design standards contained in KMC 18.75.420. (Ord. 3950 Sec. 2, 2000; Ord. 3676 Sec. 9 (part), 1996; Ord. 3280 Sec. 18, 1991; Ord. 3001 Sec. 18 (part), 1986; Ord. 2826: Sec. 7, 1984; Ord. 1594 Sec. 17.4, 1972).