

## CHAPTER 23.48 - BUSINESS AND COMMERCE USE DISTRICT

### Sections:

- 23.48.010 Purpose.**
- 23.48.020 Permitted Uses.**
- 23.48.030 Special Uses.**
- 23.48.040 Performance Standards.**
- 23.48.050 Landscaping Standards.**
- 23.48.060 Minimum Requirements.**
- 23.48.070 Prohibited Uses.**
- 23.48.080 Site Design Requirements.**

### **23.48.010 Purpose.**

The business and commerce use zoning classification (B-C) is intended to provide locations for a range of business and commerce uses, in a business park setting, where such uses are in close proximity to residential lands. It is also a purpose of this zoning classification to place appropriate use limitations and restrictions on business and commerce uses to ensure the protection of nearby residential uses. Areas of restriction include such items as increased building setbacks, stringent landscaping standards, restrictions on outdoor storage, architectural controls, outdoor lighting standards and access controls. The business and commerce zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Developments that include several businesses with integrated building architecture, landscaping and infrastructure are encouraged. (Ord. 08-01).

### **23.48.020 Permitted Uses.**

The following uses are permitted in the B-C district:

- A. Primary Uses:
  - 1. Electronic product and component manufacturing including radio, TV, computers and data systems equipment, optical, photographic, engineering and similar precision instruments and high-tech industries;
  - 2. Research, development and testing facilities;
  - 3. General and corporate offices;
  - 4. Warehousing and distribution uses;
  - 5. Buildings or facilities necessary for the operation of a public utility;
  - 6. Business schools, vocational-technical and trade schools;
  - 7. Fitness centers;
  - 8. Light industrial activities; provided that all such activities comply with the standards set forth in Section 23.48.040;
  - 9. Medical and dental laboratories;
  - 10. Medical and dental offices;
  - 11. Micro and macro antennas;
  - 12. Public parks;
  - 13. Retail sales, display and service in the same structure and accessory to other permitted uses, not to exceed 25% of the gross floor area of the primary use;
  - 14. Restaurants with on-site dining;
  - 15. Wineries; and
  - 16. Mini-storage facilities subject to the requirements of Section 23.70.150.
- B. Accessory Uses:
  - 1. Daycare centers and preschools;
  - 2. Storage in an enclosed building;
  - 3. Vendor carts (sales of food and/or beverages from a moveable cart-type stand on the same lot and in conjunction with a primary permitted use);
  - 4. Vendor stand (a permanent structure in compliance with all requirements for structures); and

5. Delivery truck or maintenance vehicle parking, provided that any such truck or maintenance vehicle parking areas shall be screened in accordance with the provisions of 23.48.050(C).
6. Outdoor storage provided that any such storage areas shall be screened from the public right-of-way in a manner that is consistent with Section 23.48.050(F).
7. Resident manager's quarters, provided that such quarters are located within the same building or lot as the primary permitted use. (Ord. 08-01; Ord. 11-02).

**23.48.030 Special Uses.**

The following uses are permitted in the B-C district subject to the issuance of a special use permit by the Planning Commission in accordance with Section 23.70.300 through 23.70.420 of the Richland Municipal Code:

- A. Monopoles as set forth in Chapter 23.76 of this title; and
- B. Restaurants with drive-through window service subject to the requirements of Section 23.70.192. (Ord. 08-01; Ord. 26-02).

**23.048.040. Performance Standards.**

It is the intent of this section that:

- A. Uses shall be conducted entirely within enclosed buildings;
- B. On-site hazardous waste treatment and storage facilities shall be located a minimum of three hundred (300) feet from surface water, residential zones and public gathering places;
- C. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to adjoining trail systems and public sidewalks.
- D. Uses shall not inflict upon the surrounding properties smoke, dirt, glare, vibrations, or noise beyond the maximum permissible levels hereby established:
  1. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.
  2. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property in accordance with state regulations as set forth in Washington Administrative Code, Title 173, as codified or as hereinafter amended.
  3. Heat, Glare and Humidity (Steam). In the B-C district any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the B-C district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the B-C district.
  4. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the City of Richland as set forth in the Uniform Building Code and Uniform Fire Code as adopted by the City of Richland or as hereinafter amended. (Ord. 08-01).

**23.48.050 Landscaping Standards.**

The following landscaping standards apply to the development of property within the B-C district.

- A. All off-street parking areas designed for employee and/or customer parking shall be paved and shall meet the landscape standards set forth in Section 23.74.190 of the Richland Municipal Code. Parking/loading dock areas designed for truck maneuvering, parking and/or loading shall meet the requirements for perimeter landscaping only. No interior landscaping for truck parking/loading areas shall be required.
- B. Wherever a B-C zoned property abuts any property or properties that are a part of any zone other than a B-C, M-2, I-M, I-L, or C-3 zone, a landscape buffer strip a minimum of twenty-five (25) feet in width shall be provided. Perimeter landscape strips required for off-street parking areas, as set forth in Section 23.74.190, may be included within the required landscape buffer. Evergreen and deciduous trees, of which no more than forty percent (40%) of the trees may be deciduous shall be planted within the required landscape buffer. A minimum of five (5) trees per 1,000 square feet of buffer area shall be required. The landscape buffer is intended as a screen, and need not completely obscure the development.
- C. A landscape buffer strip a minimum of ten (10) feet in width shall be provided adjacent to any public right-of-way. Perimeter landscape strips required for off-street parking areas, as set forth in Section 23.74.190, may be included within the required landscape buffer.
- D. All areas not covered by buildings, paved parking areas or sidewalks or other pedestrian paths shall be landscaped.
- E. All landscaped areas shall be served by an underground irrigation system or shall be provided with a readily available water supply with at least one outlet located within one hundred fifty (150) feet of all plant material requiring irrigation.
- F. All delivery truck and maintenance vehicle parking areas, all truck dock and loading areas, all refuse and service areas and all outdoor storage areas shall be screened by means of a sight obscuring fence or sight obscuring landscaping materials or a combination of landscaping and fencing materials that together create a six (6) foot tall sight-obscuring screen. Outdoor storage shall not extend above the height of the sight-obscuring screen.
- G. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features.
- H. Wherever trees are required in landscape buffer strips, the following minimum standards shall apply: Evergreen trees shall be a minimum height of five (5) feet at the time of planting. Deciduous trees shall be a minimum height of ten (10) feet at the time of planting. (Ord. 08-01).

**23.48.060 Minimum Requirements.**

The following standards apply to the design of new buildings and uses within the B-C district:

- A. Minimum lot area. No minimum lot area is required.
- B. Minimum yard requirements. The minimum yard requirements for permitted uses in the B-C district are:
  - 1. Wherever a B-C zoned property abuts any property or properties that are a part of any zone other than a B-C, M-2, I-M, I-L, or C-3 zone, a minimum building setback of fifty (50) feet shall be provided.
  - 2. Where property lines of a parcel in the B-C district are not adjacent to properties located in other zoning districts, or are adjacent to M-2, I-M, I-L, or C-3 zoned properties, the following minimum yard requirements shall apply:
    - a) Front yard – twenty-five (25) feet.
    - b) Side yard - twenty (20) feet.
    - c) Rear yard - twenty (20) feet.
- C. Maximum building height. No building in a B-C district shall exceed forty (40) feet in height. The Planning Commission may authorize an increase in building height to a maximum height of fifty-five (55) feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building would be situated in a fashion so as not to interfere with views from surrounding properties. Exception: Private communications facilities may exceed the height limitation. (Ord. 08-01).

**23.48.070 Prohibited Uses.**

The following uses are specifically prohibited in a B-C district:

- A. Off-site hazardous waste treatment and storage facilities;
- B. Major and minor automobile repair;
- C. Monopole II;
- D. Lattice Tower;
- E. Residential dwellings, except for resident manager's quarters as provided for in Section 23.48.020(B)(7);
- F. Any uses involving the processing of hazardous wastes; and
- G. Any uses not qualifying under Section 23.48.020 or 23.48.030. (Ord. 08-01; Ord. 11-02).

**23.48.080 Site Design Requirements.**

Wherever the B-C is applied to any property or properties, there shall be site design standards put in place that shall regulate the appearance of buildings within the B-C district. This requirement for site design standards shall be met in one of the following ways:

- A. The property or properties that are part of the B-C zone shall also be subject to the provisions of the Site Design Overlay District, as set forth in Sections 23.60.250 – 23.60.270 as set forth in the Richland Municipal Code; or
- B. The property or properties that are part of the B-C zone shall be subject to private conditions, covenants and restrictions as proposed by applicants for a zone change proposal. Said conditions, covenants and restrictions shall include site design standards that are deemed appropriate for the intended character, appearance and physical characteristics of the property or properties that are a part of the B-C zone and the immediate vicinity. Such conditions, covenants and restrictions shall be recorded at the time the zone change ordinance is approved and shall be binding on all new development that occurs on the property or properties that are a part of the B-C zone. Such conditions, covenants and restrictions shall not be amended without the approval of the City of Richland. (Ord. 08-01).