NOW THEREFORE, BE IT RESOLVED, that, action be approved to repeal in its entirety Ordinance No. 5/P adopted June 21, 1971.

ADOPTED THIS 2nd day of August, 1971.

Seal—Board of Commissioners
Island County, Washington

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

John R. Vanderzicht
Chairman

R. W. Christiansen
Member

E. E. Christoe
Member

ATTEST:

J. W. Libbey
County Auditor & Ex-Officio
Clerk of the Board.

ORDINANCE NO. 6/P

STATE OF WASHINGTON

COUNTY OF ISLAND

IN THE MATTER OF REVISING THE )
ISLAND COUNTY INTERIM ZONING )
ORDINANCE. )

ORDINANCE NO. 6/P

WHEREAS, the Board of County Commissioners deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the County to revise certain portions of the Island County Interim Zoning Ordinance,

AND WHEREAS, the Planning Commission has given required public notice and held the required public hearing under the provisions set forth by RCW 36.70,

NOW THEREFORE, BE IT RESOLVED, that revisions be made to the Island County Interim Zoning Ordinance as follows:

Section 2 shall be revised to provide as follows:

SECTION 2, Subsection 1B, Industrial Park Zone

Items:

A. Declaration of purpose
B. Uses permitted outright.
C. Planting strips.
D. Height.
E. Yards.
F. Storage.
G. Design of building—Landscaping.
H. Loading areas—Parking.
I. Utilities.
J. Performance standards.

A. Declaration of purpose The purpose and function of this chapter is to provide for industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas marginal for industrial zoning on or near major arterial highways or other transportation facilities and if industrial users of water or producers of sewage waste in areas where suitable facility may be provided, close to development towns, developing community centers or relatively intense residential development.

Controls to provide freedom from nuisance creating features such as noise, dirt, odor, vibration, air and water pollution, are established together with adequate traffic circulation, open space and landscaping requirements, to establish compatibility with surrounding residential, commercial or other development and offer protection from industrial blight. Although not by way of limitation, standards are designed to be particularly attractive to research and development, small precision part and merchandise distribution industries.

B. Uses permitted outright. The following are permitted outright:

(1). All uses permitted in this zone are light manufacturing, warehousing, and storage together with accessory uses otherwise except general commercial, agricultural, and community business uses, providing such use can comply with the performance standards as hereinafter set out;

(2). Accessory uses by approval of the planning commission such as motels, banks and restaurants to service principally the industrial park uses only; building permits issued only after approval:

(3). Signs. One free standing sign, not to exceed one hundred and fifty square feet in area, shall be permitted on a lot. The highest point of any sign and supporting structure including the free standing sign above provided, shall not be on an elevation over five feet above the elevation of any building on the lot.

C. Planting strips. The developer of any lot having a common property line with a lot in any residential zone shall erect and maintain, along the entire length of the common property line, a planting strip defined as "a cultivated screen to create permanent visual separation between dissimilar land uses; containing at least one row of tall growing evergreen trees, spaced not more than forty feet apart; and at least three rows of shrubs, spaced not more than eight feet apart in the row and row separation of not over eight feet, of species which grow to a height of not less than twelve feet, "or variation thereof, providing similar screening as approved by the planning commission.



D. Height. The height of signs shall not exceed thirty-five feet. The total structures, excluding load area parking, of all structures on a lot shall not occupy over forty percent of the land area of the lot.

E. Yards. No structure, except one free standing sign, shall be erected closer than one and one-half times the building height to a property line contiguous to a street right-of-way line or private road. This requirement shall also apply to any exterior property line when the land use of the abutting property is residential provided that in any case no structure shall be erected closer than twenty feet to the property line.

F. Storage. Exterior storage shall be permitted, provided that it is completely screened from view beyond property lines. No storage area is permitted within twenty feet of a property or road right-of-way line.

G. Design of building—Landscaping. The developer of the park shall submit a plot plan of his proposed development. The plot plan shall include a circulation plan, planting strip, vicinity map, location of proposed buildings and structures, elevations of proposed structures, incorporating those features showing compliance with the requirements of this chapter, that public and private roads meet county requirements for location and construction design, that health department requirements for waste disposal are met and other information necessary for adequate design review. Such plans as approved by the planning commission, shall become final and binding plans of the development area and modifications thereto must be submitted to the planning commission for approval. A bond may be recommended by the County Engineer for approval by the Board of County Commissioners to insure development as per approved plan. No building permits or health permit shall be issued until an approved plot plan is approved by the planning commission and board of County Commissioners.

H. Loading areas—Parking. (a) Loanding areas. There shall be located, on every lot, off-street, permanent spaces for loading and unloading of trucks. Such spaces shall be in side or rear yards unless the developer provides evidence, satisfactory to the commission of the need for other location. Loading space shall be provided at the following rates:

| Aggregate Gross Floor Area in Square Feet | | Minimum Number of Loading Spaces |
|---|---|---|
| 0 - 16,000 | inclusive | 1 |
| 16,001 - 40,000 | inclusive | 2 |
| for each 35,000 | additional | 1 additional |

A loading space shall be not less than forty feet long, twelve feet wide and fourteen feet six inches high. It shall be located adjacent in the building it serves so that trucks will not project into the public or private right-of-way nor interfere with parking areas. Loading space will not be required in cases of under ten thousand square feet uses not involving routine truck delivery.

(b) Off-Street Parking. Permanent off-street parking shall be in accordance with terms of Section 5, Subsection 5 of this title. In addition, warehouses will provide parking spaces as follows:

One per two thousand square feet of gross floor area.

I. Utilities. All utilities shall be located underground.

J. Performance standards. Enterprises desiring to locate and operate in the industrial park zone shall conform to reasonable standards of performance in respect to control of noise, air pollution and vibration, as follows:

(1) Noise. The following table sets forth maximum acceptable sound pressure level of noise:

| Frequency Band in Cycles/Second | Sound Pressure Level in DB REO.002 Microbar |
|---|---|
| Below 75 | 72 |
| 75 - 150 | 59 |
| 150 - 300 | 52 |
| 300 - 600 | 46 |
| 600 - 1200 | 42 |
| 1200 - 2400 | 39 |
| 2400 - 4800 | 34 |
| above 4800 | 32 |

Sound pressure level of noise radiated from any enterprise located on an industrial park zone will never exceed the above decibel values measured at any point off the lot from which the noise is generated;

(2) Smoke. Smoke will not be emitted from any source in an industrial park zone in greater density of grey than that described as No. 1 of the Ringlemann Chart, except that visible grey smoke, of a shade not darker than that described as No. 2 on the Ringlemann Chart, may be emitted for not more than four minutes in any thirty minutes. These provisions applicable to visible grey smoke also apply to visible smoke of a different color but with an equivalent apparent capacity;

(3) Dust and Dirt. Dust, dirt, fly ash or other airborn solids will not be emitted from any source in an industrial park zone in greater density than that described as No. 1 on the Ringlemann Chart;

(4) Vibration. Vibration from any machine, operation or process in an industrial park zone will not exceed 0.003 of one inch displacement applied to the frequency range of zero to five thousand cycles per second, as measured at any point off the lot on which such machine, operation or process is located;

(5) Glare, Heat and Other Radiation. Customary operation or process in an industrial park zone which causes offensive glare, heat, electra-magnetic and other radiation will be conducted in a completely enclosed building, and that any such operation or process of an unusual or sporadic nature will be so conducted as to be invisible beyond the lot on which it is located;

(6) Odors. The emission of obnoxious odors of any kind beyond the lot boundaries shall not be permitted, and particular industries may be required to present comprehensive statements of measures to be taken for elimination of obnoxious odors for planning department staff review before the required building permits are granted;