

Chapter 17.13

HEAVY INDUSTRIAL ZONE (I-2)

Sections:

- 17.13.010 Purpose and intent.**
- 17.13.020 Permitted uses.**
- 17.13.030 Conditional uses.**
- 17.13.040 Prohibited uses.**
- 17.13.050 Development standards.**
- 17.13.060 Density.**
- 17.13.070 Minimum lot area and frontage.**
- 17.13.080 Minimum yards.**
- 17.13.090 Building coverage and height.**
- 17.13.100 Parking standards.**
- 17.13.110 Sign standards.**
- 17.13.120 Fence and wall standards.**
- 17.13.130 Landscaping standards.**
- 17.13.140 Storage standards.**
- 17.13.150 Fire hazards.**
- 17.13.160 Industrial waste.**

Section 17.13.010 Purpose and intent.

The purpose and intent of the heavy industrial (I-2) zone is to implement the industrial category of the comprehensive plan. Most heavy industrial land uses are intense by nature and present compatibility issues, therefore, the heavy industrial area should be primarily located south of Highway 2. In the I-2 zone, no building or premises shall be used nor shall any building or structure be hereafter erected or altered unless otherwise provided in this chapter. (C-446, Added, 04/17/2000)

Section 17.13.020 Permitted uses.

Land uses permitted in the I-2 zone are listed in the zoning matrix. Any trade, industry, processing activity, commercial activity, or other use with frontage on a public street and in accordance with the standards and requirements established in this title, other applicable legislation, and official regulations promulgated by a public agency having jurisdiction except as specifically prohibited in Section 17.13.040 AHMC. The city planner and code enforcement officer are to determine if compatibility exists between uses. (C-446, Added, 04/17/2000)

Section 17.13.030 Conditional uses.

In accordance with Sections 17.03.110 through 17.03.140 AHMC, the planning commission may grant approval for the following uses in the I-2 zone, when satisfied that the use will be in harmony with

the comprehensive plan and the intent of the I-2 zone, and when the conditional use will not have a material adverse effect on neighboring properties. In granting such approval, the planning commission may require special restrictions such as sight-obscuring fences, suitable landscaping, yard requirements, signs, etc., and may also require time limits for the proposed use. Any reasonable restrictions for the suppression of noise, smoke, or odors may be required;

A. Auto wrecking and salvage yard;
B. Junkyard;
C. Temporary workspace, including manufactured (mobile) homes, for custodial and security personnel provided that occupancy is limited to no more than twelve (12) hours in a twenty four (24) hour period for any employees. This workspace shall not be used for a residence.

D. Full service restaurants, taverns, dance halls, bingo parlors, and other assemblies without fixed seating.

E. Custodial quarters.
(C-446, Added, 04/17/2000)

Section 17.13.040 Prohibited uses.

In the I-2 zone, prohibited uses include, but are not limited to, the following:

A. Single-family, manufactured (mobile) homes, and other multiple family dwellings;

B. Cemeteries;

C. Institutions or homes for the treatment or convalescent of persons, children, aged persons, alcoholics, the wounded, or mentally infirm;

D. Hotels;

E. Motels and auto courts;

F. Public and parochial schools, except trade schools;

G. Manufactured (mobile) home parks;
H. Recreational vehicles as defined in Chapter 17.04 AHMC;

I. Kennels

J. Sanitary landfills, garbage and refuse dumps;

K. All mining activities;

L. Slaughterhouses, rendering plants, fat rendering, livestock feed yard, livestock sales yard, commercial riding academy, stockyards, soap manufacturing, glue manufacturing, tannery, paper manufacturing, wood scouring and cleaning, cotton textile sizing, scouring, bleaching, dyeing and similar uses, varnish manufacturing, creosote and creosote products manufacturing, and fertilizer manufacturing;

M. Disposal of offal or dead animals;

N. The production of corrosive and noxious chemicals including, but not limited to, acids,

acetylene gas, ammonia, chlorine, and bleaching compounds;

O. The production and processing of coal and coal tar, the processing of petroleum and petroleum products, and petroleum refining;

P. The manufacture and storage of explosive products, including, but not limited to dynamite and commercial explosives, TNT, military explosives, and fireworks;

Q. Churches and auditoriums.
(C-446, Added, 04/17/2000)

Section 17.13.050 Development standards.

Prior to the issuance of a building permit, evidence of compliance with Sections 17.13.060 through 17.13.140 shall be provided to the planning department.
(C-446, Added, 04/17/2000)

Section 17.13.060 Density.

No density requirements apply in the I-2 zone, except for those areas within the Fairchild Air Force Base accident potential zones defined in Chapter 17.15 AHMC. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study prepared by Fairchild Air Force Base.
(C-446, Added, 04/17/2000)

Section 17.13.070 Minimum lot area and frontage.

A minimum lot size of fifteen thousand (15,000) square feet shall apply in the I-2 zone. A minimum street frontage of one hundred (100) feet is required.
(C-446, Added, 04/17/2000)

Section 17.13.080 Minimum yards.

A. Minimum setback requirements from lot lines are as follows:
Front yard - 35 feet from the property line or 65 feet from the centerline
Rear yard - 15 feet
Side yard - 5 feet per story except for attached buildings.
Corner yard - 20 feet from the property line or 50 feet from the centerline
B. An additional building set back of a minimum of fifty (50) feet from the right-of-way line or one hundred (100) feet from the centerline, whichever is greater, is required along the west side of Hayford Road.

C. Industrial uses that abut any residential zone shall have a minimum setback of sixty-five (65) feet and shall meet minimum landscaping requirements provided in Chapter 17.23 AHMC.

D. The technical review committee may alter these setback guidelines when a design has given adequate attention to the surrounding activities and land uses.
(C-446, Added, 04/17/2000)

Section 17.13.090 Building coverage and height.

A. The maximum building coverage shall be sixty percent (60%) of the lot area.
B. No building hereafter erected or structurally altered in a restricted industrial zone shall exceed three stories or a maximum height of thirty-five (35) feet above the mean ground level.
(C-446, Added, 04/17/2000)

Section 17.13.100 Parking standards.

Off-street parking spaces shall be provided in accordance with the requirements of Chapter 17.22 AHMC.
(C-446, Added, 04/17/2000)

Section 17.13.110 Sign standards.

Signage standards for uses in the I-2 zone shall be provided in accordance with the requirements of Chapter 17.24 AHMC.
(C-446, Added, 04/17/2000)

Section 17.13.120 Fence and wall standards.

Fence and wall standards for uses in the I-2 zone shall be provided in accordance with the requirements of Chapter 17.21 AHMC.
(C-446, Added, 04/17/2000)

Section 17.13.130 Landscaping standards.

Landscaping standards for uses in the I-2 zone shall be provided in accordance with the requirements of Chapter 17.23 AHMC.
(C-446, Added, 04/17/2000)

Section 17.13.140 Storage standards.

Storage standards for uses in the I-2 zone shall be provided in accordance with the requirements of Chapter 17.26 AHMC.
(C-446, Added, 04/17/2000)

Section 17.13.150 Fire hazards.

All industrial activities shall be carried on in such a manner and with such precautions against fire and

explosion hazards, as are acceptable to the State Fire Marshal.
(C-446, Added, 04/17/2000)

Section 17.13.160 Industrial waste.

All methods of sewage and industrial waste treatment and disposal shall be approved by the Spokane County Regional Health District, and shall be acceptable to the Spokane County Air Pollution Control Authority.
(C-446, Added, 04/17/2000)