

BINGEN MUNICIPAL CODE

Chapter 17.44

LIGHT INDUSTRIAL (M1) DISTRICTS

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17.44.010 Intent.

To provide areas suitable and desirable for those industrial activities to maintain area economy and employment which do not create objectionable conditions to urban activities, such as noise, smoke, odor, etc. (Ord. 440, Att. A (part) 1997).

17.44.020 Permitted uses.

In the M1 district, all buildings and premises shall be used for the following (uses defined below are referenced to those defined in the OMB Standard Industrial Classification Manual, 1987):

- A. Agricultural Services
 - 1. Crop Services
 - a. Crop Preparation Services for Market
- B. Manufacturing
 - 1. Food and Kindred Products
 - a. Dairy Products
 - b. Preserved fruits and vegetables
 - c. Bakery Products
 - d. Confectionary Products

- e. Beverages
- f. Misc Food and Kind Products
- 2. Apparel and Other Textile Products
- 3. Furniture and Fixtures
- 4. Printing and Publishing
- 5. Leather and Leather Products
 - a. Footwear, Except Rubber
 - b. Leather Goods
 - c. Leather Gloves and Mittens
 - d. Luggage
 - e. Handbags and Personal Leather Goods
- 6. Stone, Clay and Glass Products
 - a. Glass and Glassware, pressed or blown
 - b. Products of purchased glass
 - c. Pottery and related products
- 7. Fabricated Metal Products
 - a. Cutlery, Handtools and Hardware
 - b. Plumbing and Heating, Except Electric
 - c. Screw Machine Products, Bolts, etc.
 - d. Misc. Fabricated Metal Products
- 8. Industrial Machinery and Equipment
 - a. Computer and Office Equipment
- 9. Electronic and Other Electric Equipment

- a. Electric Lighting and Wiring Equipment
 - b. Household Audio and Video Equipment
 - c. Communications Equipment
 - d. Electronic Components and Accessories
10. Instruments and Related Products
11. Miscellaneous Manufacturing Industries
- a. Jewelry, Silverware, and Plated Ware
 - b. Musical Instruments
 - c. Toys and Sporting Goods
 - d. Pens, Pencils, Office, & Art Supplies
 - e. Costume Jewelry, and Notions
- C. Transportation and Public Utilities
- 1. Trucking and Warehousing
 - a. Public Warehousing and Storage
 - b. Trucking and Courier Services
 - 2. Communications
 - a. Telephone Communications
 - b. Cable and Other Pay TV Services
 - c. Communications Services
- D. Commercial Uses

Incidental and directly related to the services and operations of the permitted industrial uses described above. (Ord. 440, Att. A (part) 1997).

17.44.030 Conditional uses (uses defined below are referenced to those defined in the OMB Standard Industrial Classification Manual, 1987).

A. Manufacturing

1. Fabricated Metal Products
 - a. Fabricated Structural Metal Products
 - b. Metal Services
2. Industrial Machinery and Equipment
 - a. Metalworking Machinery
3. Electronic and Other Electric Equipment
 - a. Electric Distribution Equipment
 - b. Electrical Industrial Apparatus
 - c. Household Appliances
 - d. Misc. Electrical Equipment & Supplies
4. Miscellaneous Manufacturing Industries
 - a. Miscellaneous Manufactures

B. Transportation and Public Utilities

1. Trucking and Warehousing
 - a. Trucking Terminal Facilities

C. Any other uses determined by the Board of Adjustment to be in keeping with the purpose and intent of this district. (Ord. 440, Att. A (part) 1997).

17.44.040 Accessory uses.

Accessory uses in an M1 district may be permitted which are customarily incidental and subordinate to the principal uses. All such accessory uses must conform to all requirements for the principal uses. (Ord. 440, Att. A (part) 1997).

17.44.050 Limitations.

- A. Outdoor storage. Outdoor storage in an M1 district must be maintained in an orderly manner at all times. For outdoor storage in this district, uses such as scrap metal storage are permitted under the following conditions:
 - 1. No material may be piled higher than the top of the fence or screening material; such screening material must be seven feet high, which shall completely enclose said use.
 - 2. Such storage shall be no closer than two hundred feet from any public thoroughfare or C1 district and not closer than three hundred feet from any residential district.
 - 3. Liquid and solid wastes. Animal, vegetable, or other wastes shall not be stored in a way which attracts insects or rodents or otherwise creates a health hazard.
- B. Lighting. Sign lighting and exterior lighting shall not project into an adjoining residential zone.
- C. Landscaping.
 - 1. A landscaping plan shall accompany or be incorporated in the site plan submitted with a building permit application and shall include the location and type of plant materials.
 - 2. All unused property shall be maintained in native or existing vegetative ground cover or planted grass, shrub and bark dust, or other suitable ground cover in an uncluttered manner.
 - 3. Responsibility for establishment and maintenance of landscaping rests with the industrial property owner.
- D. Noise. Noises from within any site shall not be permitted which do not comply with the Washington State Department of Ecology standards. Noise devices which are maintained and utilized solely to serve as warning devices and noise created by highway vehicles or trains are excluded.
- E. Drainage.
 - 1. Site plans submitted with building permits shall include a drainage plan which identifies the location and flow direction of all surface and subsurface waterways, the 100 year flood plain and any stream(s), the location of any wetlands, and all improvements which will mitigate any potential flooding outside of the 100 year flood plain.

2. The installation of uses and improvements shall not substantially change the flow of surface water during future flooding.

F. Parking.

1. Any site plan submitted with an application for a building permit must include a parking plan which shows the location and number of parking spaces, circulation patterns, and ingress and egress provisions.
2. All uses within a light industrial district shall provide at least two parking spaces for every three employees on the major shift during normal season, unless a greater number of spaces are required in Chapter 17.64. (Ord. 440, Att. A (part) 1997).

17.44.060 Density.

Density provisions for the M1 district shall be as follows:

- A. Maximum lot coverage: None.
- B. Maximum height limitations for this district: None.
- C. Minimum front yard: No front yards required in a light manufacturing district except where such property flanks or is opposite a residential zone in which case the setbacks of the districts shall be observed.
- D. Minimum side yard: No side yards are required in a light manufacturing district except where such property flanks or is opposite a residential zone in which case the setbacks of the districts shall be observed.
- E. Minimum rear yard: No rear yards are required in a light manufacturing district except where such property flanks or is opposite a residential zone in which case the setbacks of the districts shall be observed. (Ord. 440, Att. A (part), 1997).

17.44.070 Sign requirements.

All types of signs and outdoor advertising structures shall be in compliance with Chapter 15.12, Signs. (Ord. 440, Att. A (part) 1997).

17.44.080 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part) 1997).