

ORDINANCE NO. 60-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.26.030 related to industrial use districts permitted land uses.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code to ensure that the existing development regulations reflect desired growth; and

WHEREAS, on October 23, 2019, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table found in RMC 23.26.030; and

WHEREAS, the Richland Planning Commission favorably recommended the changes reflected herein with regard to uses permitted in the City's industrial use district.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Section 23.26.030, as enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended to read as follows:

23.26.030 Industrial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

| Land Use | I-M | M-2 |
|--|----------------|----------------|
| Automotive, Marine and Heavy Equipment Uses | | |
| Automotive Repair – Major | P | <u>P</u> |
| Automotive Repair – Minor | P | |
| Automotive Repair – Specialty Shop | P | |
| Automobile Service Station | P | |
| Automobile Wrecking | | S ¹ |
| Boat Building | P | P |
| Bottling Plants | P | P |
| Car Wash – Automatic or Self-Service | P ² | <u>A</u> |
| Equipment Rentals | P | |
| Farm Equipment and Supplies Sales | P | <u>S</u> |
| Gas/Fuel Station | P | <u>S</u> |
| Heavy Equipment Sales and Repair | P | <u>P</u> |
| Marine Repair | P | P |
| Towing, Vehicle Impound Lots | P ³ | |
| Truck Rentals | P | |
| Truck Stop – Diesel Fuel Sales | P | P |
| Truck Terminal | P | P |
| Vehicle Sales | P | |
| Warehousing, Wholesale Use | P | P |
| Business and Personal Services | | |
| Animal Shelter | S ⁴ | |
| Contractors' Offices and Shops | P | |
| General Service Businesses | P | P |
| Health/Fitness Facility | P | A |
| Health/Fitness Center | P | |
| Laundry/Dry Cleaning, Commercial | P | |
| Laundry/Dry Cleaning, Retail | P | |
| Mini-Warehouse | P ⁵ | |
| Mailing Service | P | |
| Personal Loan Business | P | |
| Personal Services Businesses | P | |

| Land Use | I-M | M-2 |
|--|----------------|----------------|
| Photo Processing, Copying and Printing Services | P | |
| Telemarketing Services | P | |
| Food Service | | |
| Cafeterias | A | A |
| Delicatessen | A | A |
| Drinking Establishments | P | P |
| Restaurants/Sit Down | P | |
| Restaurants/Drive-Through | P ⁶ | A ⁶ |
| Restaurants/Lounge | P | |
| Restaurants/Take Out | P | |
| Restaurants with Entertainment/Dancing Facilities | P | |
| Wineries | P | |
| Industrial/Manufacturing Uses | | |
| Airport, Industrial | P | |
| Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits | S ⁷ | S ⁷ |
| Junkyard | | S |
| Laundry and Cleaning Plants | P | P |
| General Manufacturing Uses | P | P |
| Heavy Manufacturing Uses | | P |
| Light Manufacturing Uses | P | P |
| Research, Development and Testing Facilities | P | P |
| Warehousing, Storage and Distribution | P | P |
| Wholesale Facilities and Operations | P | P |
| Office Uses | | |
| Financial Institutions | P | |
| Medical, Dental and Other Clinics | P | |
| Office – Consulting Services | P | |
| Office – Corporate | P | |
| Office – General | P | |
| Office – Research and Development | P | P |
| Public/Quasi-Public Uses | | |

| Land Use | I-M | M-2 |
|---|-----------------|-----------------------|
| General Park Operations and Maintenance Activities | P | P |
| Passive Open Space Use | P | P |
| Power Transmission and Irrigation Wasteway Easements and Utility Uses | P ⁸ | P ⁸ |
| Public Agency Buildings | P ⁸ | P ⁸ |
| Public Agency Facilities | P ⁸ | P ⁸ |
| Public Parks | P | |
| Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings | P | P |
| Trail Head Facilities | P | P |
| Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use | P | P |
| Recreational Uses | | |
| Commercial Recreation, Outdoor | S ⁹ | |
| Residential Uses | | |
| Accessory Dwelling Unit | A | |
| Day Care Center | S ¹⁰ | |
| Dwelling Units for a Resident Watchman or Custodian | A | A |
| Hotels or Motels | <u>S</u> | P <u>S</u> |
| Temporary Residence | P ¹¹ | P ¹¹ |
| Retail Uses | | |
| Adult Use Establishments | P ¹² | |
| Airport, Commercial | P | |
| Parking Lot or Structure | P | P |
| Miscellaneous Uses | | |
| Bus Station | P | |
| Bus Terminal | P | |
| Bus Transfer Station | P | P |
| Community Festivals and Street Fairs | P | P |
| Farming of Land | P | P |
| Macro-Antennas | P | P |
| Monopole | P ¹³ | P ¹³ |
| On-Site Hazardous Waste Treatment and Storage | P | P |

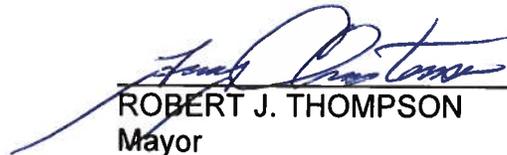
| Land Use | I-M | M-2 |
|---------------------------------|-----------------|-----------------|
| Outdoor Storage | P ¹⁴ | P ¹⁴ |
| Storage in an Enclosed Building | P | P |

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080
11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

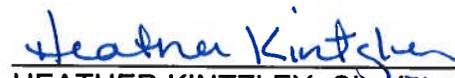
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.


 ROBERT J. THOMPSON
 Mayor

ATTEST:

APPROVED AS TO FORM:


 TONI FULTON, Acting Deputy City Clerk


 HEATHER KINTZLEY, City Attorney

Date Published: December 8, 2019