

Chapter 19.25  
I INDUSTRIAL ZONE

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19.25.010 Established

The following industrial zones are established:

ID (Industrial District) - An industrial zone that permits a variety of industrial uses, controlled primarily by performance standards.

IBZ (Industrial Business Zone) - A light industrial zone that permits a mixture of industrial and commercial uses.

19.25.020 Purpose.

The intent of the industrial zones is to provide a location for business and industrial uses in order to provide employment opportunities to the residents of the City of Lynden and surrounding area. From each use located therein there shall be a minimum of air pollution, air contamination, emission of odor, gases, noise and the origin of sewage wastes which shall be controlled in accordance with the standards contained in this chapter.

19.25.030 Primary permitted uses.

Prior to approval, the applicant for any use will be required to provide a detailed statement describing the proposed use for approval by the Planning Director. This statement must include not only a narrative listing of items or materials used in the processing, assembly or manufacturing of a product, but also a site plan and a floor plan that shows the area that is proposed for each process or use on a certain site or within a building.

Any use that is not listed below is not a permitted use unless it is determined to be comparable to a permitted use by the Planning Director based on the applicant's statement of use. The applicant shall bear the burden of proof to show how the use is comparable to a listed use.

<b>Use Description</b>	<b>IBZ</b>	<b>ID</b>
Industrial land uses with chemical processing facilities, subject to the performance standards shown herein	CUP	P
Manufacture, compounding, processing, refining and treatment of significant quantities of the following materials, products or operations is prohibited (for the purpose of this section "significant quantities" consists of a barrel or more at a single time): acetylene, distillation of alcohol, asphalt and tar, concrete, cement, lime, gypsum, fats oils and soaps, garbage, offal, bones and the reduction of dead animals, forging or smelting of metal, lumber and planing mills, oilcloth and linoleum, paint, shellac, turpentine, lacquer and varnish, paper and pulp, petroleum processing and storage, any explosive or highly inflammable material, slaughtering and processing of meat or fish products, tannery and curing of raw hides, chemicals such as acid, ammonia, bleach, chlorine, dye stuff, glue, gelatin, and size.	NP	NP
Food and Pharmaceutical Processing Plants	CUP	P
Manufacture, Fabrication, Assembling Products, Distribution of products, Woodworking and Metalworking Shops	P	P
Automotive Wrecking or junkyards	NP	NP
Automotive Support Services such as auto repair, auto body painting and repair, window replace and replacement	P	P
Auto Parts Stores	NP	NP
Wholesaling and Warehouses	P	P
Industrial Parks	P	P
Business Parks	P	CUP
Sale of General Consumer goods except as otherwise listed in this section.	NP	NP
Retail sales for goods that require on-site storage, warehouse or outdoor yard area that is at least double the area of the retail floor area	P	NP
Medical/Dental Laboratories	P	NP
Schools – K through 12 <sup>th</sup> grade	NP	NP
Vocational schools	NP	NP
Open Storage of equipment with Type III Landscape Buffers	P	P

On-site hazardous waste treatment and storage as an accessory use to any activity generating hazardous waste and lawfully allowed in the zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of Chapter 70.105.210 RCW.	P	P
Liquefied Petroleum Storage Station, subject to International Fire Code standards	P	P
Medical Services Overlay	P	NP
Contractor Supplies including lumber sales	P	P
Heating, plumbing and electrical equipment sales and service	P	P
Communication Services (radio and TV stations)	P	NP
Printing and Publishing	P	NP
Paint, floor and window covering sales	P	NP
Appliance sales and services	P	NP
Mini-storage facilities	P	NP
Animal hospitals, veterinary clinics and laboratories, kennels	P	NP
Restaurants, cafes and espresso stands <sup>1</sup>	P IN BP	NP
Semi Truck and Trailer Sales and Services	NP	P
Farm Implement and Machinery Sales and Service	P	P
Recreational Vehicle Sales and Service	P	NP
Equipment Rentals	P	P
Utility facilities	CUP	P
Postal Services including private carriers, mailbox rentals and post offices	P IN BP	NP
Postal sorting facility	P	P
Recycling facilities	CUP	CUP
Transportation facilities (staging, parking, vehicle or container storage)	NP	P
Wholesale Nursery Operations	P	NP

P = Permitted

NP = Not Permitted

C = Conditional

P IN BP = Permitted in a business park

<sup>1</sup> This use within a stand alone building may not be used as a building in order to meet the definition of a business park.

19.25.035 Accessory Permitted Uses

All uses permitted above are allowed accessory uses that support the business and its employees. Uses and activities such as, but not limited to, on-site job training, licensed day care facilities in which no less than fifty percent of the children enrolled are dependents of the business' employees, and cafeterias for employees are considered permitted accessory uses. Please refer to Section 17.01.030 (A) for the definition of accessory use.

19.25.040 Performance-Standards

- A. Emissions of smoke, dust and other particulate matter, and of toxic and noxious gases are all to meet or exceed standards set by the local air pollution authority (Northwest Clean Air Authority) and all Washington State and federal standards.
- B. No development or use shall create off-site vibration impacts, discernible without instruments at the property line of the affected use.
- C. Heat, glare and/or steam produced by any activity shall be carried on in such a manner that the heat, glare or steam shall not intrude beyond the boundary lines of the district within which the use is located. Building materials with high light-reflective qualities shall not be used in construction of buildings such that reflected sunlight will throw intense glare on areas surrounding the industrial zone. Artificial lighting shall be hooded or shaded so that direct light on high-intensity lamps will not result in glare when viewed from surrounding areas.
- D. Noise and sound levels within the industrial zones are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels to be emitted beyond the zoning boundaries to adjacent properties are established by the State of Washington Department of Ecology (WAC 173-60-040).C.

19.25.050 Performance standards -- Sewage wastes.

- A. No waste shall be discharged into the public sewer system that is dangerous to the public health and safety. These standards shall apply at the point where wastes are discharged into the public sewer, or any stream of water or other drainage course.
- B. All waste discharged to the public sewer system shall comply with the standards and limitations found in Chapter 13.12 of the Lynden Municipal Code.
- C. Under the provisions of Section 13.12.542 of the Lynden Municipal Code, a significant industrial user shall be required to enter into an industrial service contract.

19.25.060 Required Bulk Regulations, Height Limits and Setbacks

The following bulk, height and setback regulations are established for each industrial zone:

	<b>IBZ</b>	<b>ID</b>
Permitted Lot Coverage	N/A	N/A
Front Setback	20	15
From Centerline of the existing rights-of-way for Badger Road (State Route 546), Main Street, Tromp Road, West Front Street, Birch Bay Lynden Road, Berthusen Road <sup>2</sup>	100 ft.	100 ft.
Rear Setback	Per the IBC/IFC Standards	
Rear Setback if adjacent to residential zone <sup>A</sup>	20 ft.	30 ft.
Side Setback	Per the IBC/IFC Standards	
Side Setback if adjacent to residential zone <sup>A</sup>	20 ft.	30 ft.
Corner lot side yard setback to street line	20 ft.	15 ft.
Height Limit – See Section 19.37 for exemptions to height limit <sup>B</sup>	45 ft.	60 ft.

A. Setback may be reduced through the approval of a conditional use permit

B. Building height may be increased through the approval of a conditional use permit.

19.25.070 Landscaping Requirements

In addition to the landscaping requirements of Section 19.61.100 of this title, all proposed development in these zones shall generally comply with the following standards.

Variations may be authorized by the Planning Director where reasonable factors such as topography, other site constraints, or proposed improvements offset the need for strict compliance.

1. All public streets will be required to include street trees between the curb and sidewalk, unless a variance to the street section standard and design is granted.
2. The parcel’s street frontage will have a ten foot Type 1 landscape buffer. Tree and plantings shall be located for interest, variety and public safety. Tree plantings shall conform to the approved selection list available from the city.
3. Entry areas and driveways shall be landscaped to create a feeling of identification and continuity of plant materials related to the plantings around the buildings and parking areas. The primary entrance, defined for this section as that entrance frequented by office staff and visitors to the site, shall have a landscaped area on either side of the entrance. This landscape area shall be a triangle beginning at a point where the back of the sidewalk and the driveway curb intersect and running a distance of fifty feet parallel with the street, and fifteen feet from the back of the sidewalk along the driveway, and diagonally connecting the two lines.

<sup>2</sup> Once the required right-of-way for planned improvements has been acquired through dedication, setbacks shall be consistent with the setback requirements listed above

4. Plant choices should include those plants that are native to the region, have minimal maintenance requirements and high survival rates. Large, more mature plant materials are encouraged to ensure that some immediate effect on the project's appearance will be attained within two years of planting. The following sizes and spacing are suggested and/or required for plant materials at time of installation.
  - a) Street trees shall have a minimum caliper size of two inches. Trees located along drives and in the street side of planting areas adjacent to parking areas or buildings shall have a minimum caliper size of one and one-half inches. Trees located elsewhere are to have a minimum caliper size of one inch and equivalent to a fifteen gallon container size.
  - b) Shrubs should be a minimum of five-gallon pot size and upright shrubs should have a minimum height of eighteen inches with a minimum spread of eighteen inches. Spreading shrubs should have a minimum of eighteen to twenty-four inches (smaller shrub sizes may be approved where it is more appropriate within the particular landscape plan).
  - c) Ground covers planted from flats should have a maximum spacing of twelve inches on center or, when planted from one gallon cans, a maximum spacing of twenty-four inches on center.
5. Earth berms are convenient devices for providing variation in the ground plane and for screening interior portions of the site. The bermed areas should be as long, as gradual and as graceful as space will allow. Maximum slopes for bermed areas should not exceed 4:1.
6. All landscaped areas shall have an appropriate irrigation system to insure that plantings are adequately watered. Irrigation systems shall be designed to minimize water runoff onto sidewalks or streets.
7. There shall be a minimum Type III landscape buffer between industrial development and any residential zone. This buffer shall be a minimum of ten feet in width.

#### 19.25.080 Fence Location

Except where the fence would interfere with the clear vision triangle as defined in Section 17.01.030, fences within the industrial zones must be placed a minimum of fifteen feet from the front property line. All other fencing requirements shall be as found in Chapter 19.63 of the Lynden Municipal Code.