

#### 14.15.300 Bayview Ridge Light Industrial (BR-LI).

(1) Purpose. The purpose of the Bayview Ridge Light Industrial [zone](#) is to allow light manufacturing, limited commercial uses, offices associated with [permitted uses](#) identified below, wholesale, warehousing, distribution and storage, equipment storage and repair, uses requiring rail access, more direct access to SR 20 and/or access to high-capacity utilities such as fiber optics, high voltage electric lines and gas lines, and other uses compatible with a light manufacturing district.

(2) Allowed Uses. In addition to the uses in SCC [14.15.020](#), the following uses are allowed in this zone:

(a) [Permitted Uses](#).

(i) Agricultural and food processing, storage and transportation.

(ii) Agricultural uses, on an interim basis until industrial development; residences are not allowed as an [accessory use](#) in conjunction with [agriculture](#).

(iii) Bulk commodity storage and rail/truck transshipment terminals.

(iv) Cold storage facilities.

(v) Commercial uses, including offices associated with [permitted uses](#), but excluding principally retail uses such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as [accessory uses](#) under Subsection (2)(c) of this Section. No large-scale retail centers such as [department stores](#), malls, shopping centers, and other similar facilities commonly referred to as “big box” retail establishments.

(vi) Construction contractors, contractors’ services, utility services (equipment and supply yards for contractors and utility providers), and [building services](#) (cleaning, maintenance, security, landscaping, etc.).

(vii) Lumber yards.

(viii) Manufacture, processing, treatment, storage, blending, fabrication, development, assembly or packaging of any product from natural or synthetic materials.

(ix) [Parks](#), courtyards, plazas, and public spaces.

(x) Printing, publishing, and broadcasting.

(xi) Rail terminals and intermodal truck/rail storage and shipping facilities.

(xii) Repair, sales, rental, and storage facilities for equipment, including heavy equipment, [farm equipment](#), marine equipment, boats, airplanes, trucks, and [recreational vehicles](#).

(xiii) Research, development and testing facilities.

(xiv) Retail and wholesale nurseries/greenhouses.

(xv) Security services and armored car depots and services.

(xvi) Telephone and internet call centers and server [farms](#); web hosting facilities and other communication centers.

(xvii) Vocational educational and training centers.

(xviii) Warehousing, distribution and storage facilities.

(xix) Wholesale businesses. Incidental retail trade may be permitted as [accessory uses](#).

(b) [Permitted uses](#), only when they abut Peterson Road:

(i) Retail food markets and convenience stores, including farmers markets, with a maximum building footprint of 15,000 square feet.

(ii) Small retail businesses, including eating and drinking establishments, with a maximum building footprint of 5,000 square feet.

(iii) Car washes.

(iv) Vehicle repair garages.

(c) Accessory Uses.

(i) Day care centers primarily serving employees and residents located in the Bayview Ridge Subarea.

(ii) Electrical generating facilities producing less than 50 megawatts of electricity and electrical substations and gasworks serving permitted, accessory, administrative, or special uses.

(iii) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on site; provided, that the floor area allocated to retail sales of products distributed on site must not be greater than 10 percent of the gross floor area of the building occupied by the distribution facility and in no event may said retail sale area be greater than 2,000 square feet of gross floor area.

(iv) Recreational facilities primarily serving facilities and employees located in the Bayview Ridge Subarea.

(v) Agricultural slaughtering facilities; provided, that the portion of the premises dedicated to slaughtering is (A) entirely enclosed within the interior of the facility, and (B) occupies less than 5,000 square feet of the total processing facility.

(d) Hearing Examiner Special Uses.

(i) On-site hazardous waste treatment and storage facilities that are an accessory use to an otherwise permitted use on the site, provided such facilities comply with the State Hazardous Waste Siting Standards and County and State Environmental Policy Act requirements and the Clean Water Act. No treatment or storage of hazardous materials is permitted within 500 feet of the nearest residence.

(3) Dimensional Standards.

(a) Setbacks.

(i) Interior side: 50 feet, except zero if adjacent to other commercial/industrial zoning.

(ii) Rear: 50 feet, except zero if adjacent to other commercial/industrial zoning.

(b) Maximum building height: 50 feet, except 35 feet for those portions of a building located within 100 feet of a residential zone.

(4) Additional Requirements.

(a) Type V landscaping per SCC Chapter 14.25 is required between BR-LI and residential zones.

(5) Buffering Between Industrial and Residential Zoned Land. The following measures are intended to minimize impacts from noise, vibration, dust, other industrial impacts, and to maintain privacy and aesthetic compatibility:

(a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 250 feet of areas zoned for residential use, unless the loading and maneuvering area is located on the opposite side of a building from a residential zone.

(b) Within 250 feet of a residential zone, all outdoor lighting must be full cutoff.

(c) Within 100 feet of a residential [zone](#), mechanical equipment located on the roof, facade, or external portion of a [building](#) must be architecturally screened by incorporating the equipment in the [building](#) and/or site design so as not to be visible from adjacent residential [zones](#) or public [streets](#).

(d) Equipment or vents that generate noise or air emissions must be located to minimize impacts on adjoining residentially zoned properties. (Ord. O20250005 § 2 (Exh. A))