

## 2.14 General Industrial District (GI)

### 2.14:1 Purpose

This district provides for the establishment of heavier industrial uses essential to a balanced economic base in the county, with a minimum of conflict between industry and other land uses.

### 2.14:2 Principal Uses Permitted Outright

1. Alcohol.
2. Aluminum.
3. Ammonia.
4. Asbestos.
5. Asphalt (manufacturing or refining).
6. Asphalt roofing paper or shingle.
7. Asphaltic paving material.
8. Automobile and truck wrecking.
9. Brick, tile or terra cotta and clay products.
10. By-products or scrap (from fish, meat or animals).
11. Can manufacturing.
12. Carborundum.
13. Cellulose nitrate products.
14. Cement products.
15. Chemicals, organic and inorganic.
16. Concrete and concrete products.
17. Creosote manufacturing and treatment.
18. Glass.
19. Glue factory using vegetable or synthetic resin materials in its operation which will not produce obnoxious nor offensive odors.
20. Graphite.

21. Grease (manufacturing or refining).
22. Lumber mills, sawmills.
23. Metal working machinery.
24. Paint, oil (including linseed oil, shellac, turpentine, lacquer or varnish).
25. Rock, sand or gravel crushing, processing and storage.
26. Rolling, drawing or alloying ferrous and non-ferrous metals.
27. Rubber, treatment or reclaiming plant.
28. Soap.
29. Steel barrel or drum (manufacturing or reclaiming).
30. Steel pipe.
31. Structural steel fabrication (heavy).
32. Tanks and tank components.
33. Tar products.
34. Tires.
35. Wall board.
36. Wood products.
37. Wood and gum chemicals.
38. Railroad facilities of all types.

2.14:3 Conditional Uses

The following uses may be permitted on a GI district only when the location of such use shall have been approved by the Board of Adjustment after public hearing and examination of the location:

1. Acid manufacture.
2. Blast furnace.

3. Cement, lime, gypsum or plaster of paris manufacture.
4. Coke ovens.
5. Dump, rubbish, slag or sawdust.
6. Fat rendering.
7. Explosives, manufacture or storage.
8. Fertilizer manufacture.
9. Garbage, offal, or dead animal reduction or dumping.
10. Gas manufacture, or storage (artificial, natural, industrial liquified or compressed gases).
11. Junk yards, including processing, storage, sales.
12. Ore reduction.
13. Pulp and paper manufacture.
14. Petroleum refining, petroleum gasoline and other inflammable liquid storage.
15. Salvaging (including processing and storage) of metal, paper, cloth, etc.
16. Slaughter of animals or meat packing.
17. Smelting of copper, iron, lead, tin or zinc, and other metallic ores.
18. Steel manufacture.
19. Stock yards or feeding pens.
20. Tannery or the curing or storage of raw hides.
21. Wrecking of automobiles and equipment of all kinds.
22. Offsite hazardous waste treatment and storage facilities, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW.
23. Any other uses judged by the Board of Adjustment

to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

#### 2.14:4 Accessory Uses

Accessory uses may be permitted in a GI district which are customarily incidental and subordinate to the principal use. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

#### 2.14:5 Outdoor Storage

Outdoor storage in a GI district must be maintained in an orderly manner at all times. Outdoor storage in this district, such as junk yards, auto wrecking and scrap metal storage is permitted under the following conditions:

1. No wrecked autos or scrap material may be piled higher than the top of the fence or screening material; such screening material to be a seven (7) foot sight-obscuring fence or evergreen planting seven (7) feet high at maturity which shall completely enclose said use.
2. Such storage shall be not closer than one hundred (100) feet from any public thoroughfare and not closer than three hundred (300) feet from any residential district.
3. Storage of animal or vegetable wastes which would attract insects or otherwise create a health hazard are prohibited.

#### 2.14:6 Density Provisions

Density provisions for a GI district are as follows:

1. Maximum lot coverage: None.
2. Maximum height: None.
3. Minimum frontyard: No frontyards are required except where such property flanks or is opposite residential zone in which case the setbacks of the district shall be observed.

4. Minimum sideyard: No sideyards are required except where such property flanks or is opposite residential zone in which case the setbacks of the district shall be observed.
5. Minimum rearyard: No rearyards are required except where such property flanks or is opposite residential zone in which case the setbacks of the district shall be observed.
6. Minimum lot size: None if on a public sewer system; otherwise as determined by the Health Officer.

2.14:7 Prohibited Uses

No building, structure, premises, or portions thereof established after the effective date of this ordinance, shall be used for human habitation, except as quarters for a caretaker, guard or other persons whose permanent residency on the premises is required for operational safety or protective purposes.

2.14:8 Parking

See Section 4.2.

2.14:9 Signs

1. Advertising signs and outdoor advertising structures not exceeding three hundred (300) square feet in area and not exceeding thirty-five (35) feet in height.
2. Signs may be illuminated but shall not be of a flashing or moving type.
3. See also Section 4.5

2.14:10 Site Plan Review

Uses may be permitted only after site plan review by the Planning Commission. The Commission may recommend conditions to site plan approval. Site plan composition shall conform to Section 2.23:4. site plan review and approval for uses on lands zoned General Industrial under the ownership of the Port of Klickitat shall be made by the Port of Klickitat commissioners rather than the Planning Commission.