

CHAPTER 11.35
HEAVY INDUSTRIAL DISTRICT (HI)

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11.35.010 PURPOSE. The purpose of the Heavy Industrial District (HI) is to provide an area for the location of industrial uses involving the manufacture, processing, or treatment of materials or products that may be inherently involved with potentially offensive characteristics such as odors, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts. [Ord. 611 (2018) § 132]

11.35.020 APPLICABILITY. Provided all applicable code provisions are satisfied, the provisions of this Chapter shall apply to the areas designated as a Heavy Industrial District (HI) on the official zoning maps of Benton County and located in unincorporated Benton County. [Ord. 611 (2018) § 133]

11.35.030 ALLOWABLE USES. The following uses are allowed within the Heavy Industrial District (HI) on a single parcel of record:

- (a) The processing, assembly and/or manufacturing of raw materials, semi-finished materials, and/or finished materials, except for the manufacturing reprocessing and/or storage of radioactive waste.
- (b) Ironwork, drop forge industry, and/or metal fabrication.
- (c) Repair of machinery equipment, automobiles and/or trucks.
- (d) Food processing facility, cannery and/or cold storage facility.
- (e) Agricultural uses.
- (f) Retail sales of goods manufactured on the premises; provided, that the floor space devoted to such use does not exceed ten (10) percent of the gross floor area of all buildings on the parcel.
- (g) Wholesale sales of products.
- (h) Transportation facilities for handling cargo and/or passengers, including mooring facilities, grain elevator, or barge terminal.
- (i) Warehouse.
- (j) Utility substation facility.
- (k) Production of alcohol fuels, biodiesel, or ethanol.
- (l) Hiking and non-motorized biking trails.
- (m) Sewage treatment plant for industrial and/or domestic waste.
- (n) Solid waste transfer station and/or recycling center.
- (o) Wrecking yard.
- (p) Hazardous waste treatment and/or hazardous waste storage facilities as an accessory use to an allowed or conditionally permitted use; provided, that such facilities must comply with the state siting criteria adopted in RCW 70.105.210, as currently in effect or as hereafter amended, and only treat waste generated on the same parcel or a contiguous parcel.

(q) Rapid Charging Station.
[Ord. 611 (2018) § 134]

11.35.040 ACCESSORY USES. Provided all applicable code provisions are satisfied, the following uses are allowed as an accessory/ancillary use within the Heavy Industrial District (HI) on a single parcel of record:

(a) Accessory/ancillary uses or buildings.

(b) Solar Power Generator Facility, Minor.
[Ord. 611 (2018) § 135]

11.35.050 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL. The following uses may be allowed within the Heavy Industrial District (HI) on a single parcel of record upon the review and approval of the Planning Administrator:

(a) Communication facilities, subject to the provisions of Chapter 11.47 BCC.
[Ord. 611 (2018) § 136]

11.35.060 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the Heavy Industrial District (HI) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.50.040.

(a) Facilities for generating power for sale to the public, including solar power generators; provided, that such power cannot be nuclear fueled.

(b) Hazardous waste treatment and/or hazardous waste storage facility treating waste not generated on the same or a contiguous parcel; provided, that such facility must comply with Washington State siting criteria set forth in RCW 70.105.210, as currently in effect or as hereafter amended.

(c) Sand and/or gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on-site.

(d) Asphalt plant.

(e) Concrete plant.

(f) Airport/Heliport.

(g) Railroad switch yards, maintenance and/or repair facilities.

(h) State and/or local correctional facility, and/or Secure Community Transition Facility as described by RCW 36.70A.200, as currently in effect or as hereafter amended.

(i) Solar Power Generator Facility, Major.

[Ord. 611 (2018) § 137]

11.35.070 USES PROHIBITED. Any use not authorized or approved pursuant to BCC 11.35.030, BCC 11.35.040, BCC 11.35.050 or 11.35.060 is prohibited in the Heavy Industrial District (HI).

[Ord. 611 (2018) § 138]

11.35.080 PROPERTY DEVELOPMENT STANDARDS. All lands, structures and uses in the Heavy Industrial (HI) District shall conform to the following standards:

(a) Lot Width. Each lot shall have an average lot width of not less than ninety (90) feet.

(b) Setback Requirements. The following minimum setbacks shall apply:

(1) Each building on a parcel that is contiguous to a Community Center Residential (CCR), Rural Lands One Acre (RL-1), Rural Lands Five Acre (RL-5), Rural Lands Twenty Acre (RL-20), or Urban Growth Area Residential (UGAR) zoning district shall have a minimum setback of thirty (30) feet from said district border.

(2) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of-way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

(3) No building or structure shall be located within an easement or any public road right-of-way.

[Ord. 611 (2018) § 139]

11.35.090 SEVERABILITY. If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.

[Ord. 611 (2018) § 249]

11.35.100 EFFECTIVE DATE. This chapter shall take effect and be in full force upon its passage and adoption.

[Ord. 611 (2018) § 250]