

Chapter 19.31 – HEAVY INDUSTRIAL DISTRICT (HI)

Section 19.31.010 – Purpose and Intent.

The purpose of the Heavy Industrial District is to provide use standards suitable to the needs of primary manufacturing industries, as well as transportation-oriented activities located at the Snake River public ports. These standards are intended to provide maximum flexibility in the use of appropriate areas.

Section 19.31.020 - Permitted Uses.

1. Transportation providers, such as motor vehicle freight-lines and similar uses.
2. Storage facilities for personal property, commercial goods or commodities such as warehouses, or mini-warehouses and similar uses.
3. Sales of services to the agricultural sector, such as agriculture supply cooperatives, custom fertilizer application services, and similar uses.
4. Concrete and asphalt plants.
5. Seed packaging, storage and sales.
6. Other similar uses that provide retail sales and which, because of noise, dust, traffic or the nature of materials stored should be located outside of an urbanized area.
7. The manufacture, processing, compounding, storage, packaging or treatment of food products.
8. The manufacture, assembly, compounding, packaging or treatment of products similar to the following: scientific, business or industrial machinery or instrumentation; recreational equipment and clothes; drugs, cosmetics or toiletries; finished hardware products or construction specialties; mobile or modular homes.
9. Research, experimental or testing laboratories.
10. Professional services associated with the construction industry such as: architects, engineers, construction management, developers and planners.
11. Wholesale businesses selling finished goods stored within buildings.
12. Warehouses.
13. Businesses providing services to industries and business such as: repair, facility maintenance services.
14. Utility storage and transportation facilities, e.g. Inland, Avista.
15. Utility substations.

16. Industrial uses involving the manufacture, processing, assembly or packaging of man-made or raw materials, except those that have been declared a nuisance by statute, ordinance, or are known to create impacts by the emission of hazardous fumes; or handling of volatile or explosive materials, to the detriment of other land uses.

17. Small-Antenna facilities and Antenna Support Structures up to 40 feet in height in conformance with the requirements of Chapter 19.58 - Communication and Utility Facilities.

18. Accessory uses and structures incidental to the above-mentioned uses, such as loading platforms, yard offices, truck scales, holding ponds, garages, tool sheds, and similar uses and structures. (This section was revised 3/24/03, Ordinance # 060953)

19. Home-based businesses (when a residence has been allowed by conditional use in a particular HI zone) utilizing only those accessory buildings and structures permitted under this chapter, and which from the premises' property line cannot be seen or heard or felt or smelled and will not have customer visits. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024) and revised 10/27/08, Ordinance #068836).

Section 19.31.030 - Lot Size Requirements.

The minimum lot size for principal uses permitted in this district shall be the minimum necessary to comply with the provisions of this title and the minimum necessary to safely accommodate water supply and onsite sewage disposal systems as approved by the Whitman County Department of Environmental Health.

Section 19.31.040 - Yard Requirements.

1. The minimum setback from the right-of-way of any primary or secondary arterial shall be 35 feet for all primary and accessory uses, excepting that:

- a. Fences shall have a minimum setback of 10 feet from a public right-of-way;
- b. No setback shall be required from waterfronts or spur rail lines.
- c. Antenna support structures are exempt from these setbacks, but must conform to requirements in Section 19.58.050 [5]. (Revised 5/14/01, Ordinance # 058050)

2. The minimum setback from all other public roads shall be 10 feet from the right-of-way.

3. The minimum side-yard setback shall be 10 feet, excepting that this requirement may be modified by the Planning Office if it is demonstrated that adequate fire access is provided to side yards.

4. The minimum rear-yard setback shall be 10 feet, except where a larger setback is required by Section 19.31.040[1] above.

Section 19.31.050 - Height of Buildings.

There shall be no maximum height of buildings and structures in this district. Antenna support structures shall not exceed 350 feet. (Revised 5/14/01, Ordinance # 058050)

Section 19.31.060 - Approach Requirements.

1. All heavy industrial uses shall have direct access to a Class I-IV road as defined in the Comprehensive Plan. Access may be shared with adjacent commercial uses.
2. Access shall be designed to Whitman County standards.
3. A complete Level of Service (LOS) traffic and heavy vehicle weight analysis shall be submitted to and approved by the County Engineer for each proposed development prior to issuance of any permit and/or approval. If a development will cause the LOS on a County road to fall below adopted standards, the development shall be denied unless and until improvements can be made to support the development. Anticipated damage shall be mitigated according to Whitman County Development Standards in effect on the date of the damage. If no Development Standards are in effect, the anticipated impact to the LOS shall be mitigated at the direction of the County Engineer.
4. No person shall create any access without first obtaining an approach permit and meeting the approach general provisions.
5. Compliance with Chapter 19.52 – Transportation shall be completed prior to issuance of permits. (This section was revised 10/15/01, Ordinance # 058775)

Section 19.31.070 - Screening and Maintenance Requirements.

1. The purpose of this section is to establish landscape, screening and property maintenance standards to enhance the aesthetic appearance of property throughout the County.
2. Screening shall provide a filtered view and may be provided by existing vegetation, landscaped areas, including the use of berms, fencing, trees and shrubs or a combination thereof. The use of drought tolerant vegetation is encouraged.
3. Perimeter screening shall be provided as follows:
 - a. At the front, side and rear of all commercial and industrial sites to provide an all season visual separation between adjacent land uses. Perimeter landscaping shall shield the views of industrial and commercial land uses, including outdoor storage, service, parking and loading areas, from roads and adjacent uses. If, however, the rear of the site is adjacent to an agricultural use, no rear yard perimeter screening is required.
 - b. Avoid obstructing views of crosswalks, intersections and streetlights.
 - c. In the case of conditional uses, these screening requirements shall be subject to the decision of the Board of Adjustment, which may adjust the requirements according to the needs of the specific locale.

- d. All yards shall be maintained such that there will be no accumulation of silt, mud or standing water causing unsightly or hazardous conditions either within the yard or on adjacent properties
- e. All yards and buildings shall be maintained in a neat, tidy manner, including trimming and upkeep of all landscaped areas, and the removal of debris and unsightly objects.
- f. All undeveloped land areas shall be maintained in permanent vegetative cover, farmed, or be landscaped with an approved combination of materials to control runoff. (This section was revised 3/24/03, Ordinance # 060953)

Section 19.31.080 - Conditional Uses.

1. Because of considerations of traffic, noise, lighting, hazards, health and environmental issues, the following uses shall not be permitted in the Heavy Industrial District unless a Conditional Use Permit authorizing such use has been granted by the Board of Adjustment; provided, however, that in situations described herein where an Administrative Use Permit may be granted in lieu of a Conditional Use Permit, the use of the land shall not be permitted until such time as an Administrative Use Permit has been granted by the County Planning Office:

- a. One single-family dwelling unit or mobile home to be occupied by an employee or owner of a permitted use.
- b. Eating establishments. (Revised 3/24/03, Ordinance # 060953)
- c. Auto wrecking and salvage yards, including storage of junk and scrap iron.
- d. Storage, manufacture or distribution of ammunition, explosives or other products with a designated destructive potential.
- e. Manufacture or refining of asphalt, adhesives, glues, sizes or cements or component parts thereof.
- f. Solid waste disposal.
- g. Cement, lime, gypsum or plaster of paris manufacture.
- h. Surface mining and/or rock crushing subject to the minimum standards listed in Section 19.06.015 or Section 19.05.015.
- i. Inert materials (earth, concrete and asphalt) of more than 2,000 cubic yards of material, excepting fill materials designed within reclamation plans of permitted quarries and/or mines. [For earth fills less than 2,000 cubic yards, see Section 19.05.020(4)];
- j. Antenna Support Structure facilities greater than 40 feet in height in conformance with the requirements of Section 19.58 - Communication and Utility Facilities. Antenna Support Structures greater than 100 feet are allowed

in this District by Conditional Use as long as the site is located more than 1/2 mile from any incorporated city or town or Rural Community District, and in conformance with the requirements of Section 19.58 - Communication and Utility Facilities.

- k. Home-based businesses that exceed the threshold of a permitted use may be allowed as a conditional use. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)
2. An Administrative Use Permit shall be required for:
- a. Rock crushing and quarrying for the specific purpose of preparing a suitable site for construction of a specific building or buildings including access and parking lots, based upon a preliminary site and grading plan subject to the minimum standards of Section 19.05.015, Chapter 19.59 – Surface Mining and Rock Crushing and Chapter 19.60 – Blasting or Explosive Demolition.
(Revised 3/24/03, Ordinance # 060953)
 - b. Home-based businesses that exceed the threshold of a permitted use may be allowed as an administrative use. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)