

Chapter 20.40

M-1 LIGHT INDUSTRIAL DISTRICT

Sections:

- 20.40.010 Intent.**
- 20.40.020 Permitted uses.**
- 20.40.030 Prohibited uses.**
- 20.40.040 Environmental performance standards.**
- 20.40.050 Site requirements.**
- 20.40.060 Building allowance.**
- 20.40.070 Off-street parking.**
- 20.40.080 Landscaping, buffering, fencing and solid waste receptacles.**
- 20.40.090 Design and development guidelines.**
- 20.40.100 Site plan review.**
- 20.40.110 Development review.**
- 20.40.120 Development standards.**

20.40.010 Intent.

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of light industrial activities may be located;
- B. Protect light industrial areas from other uses which may interfere with the purpose and efficient functioning of the areas;
- C. Permit in the same areas such commercial uses as may be compatible with the industrial activities;
- D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas;
- E. Provide criteria for the location and standards for the development of the areas. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.40.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.
 - 1. Home occupations as provided in Chapter [20.69](#) CMC.
 - 2. Signs. See Chapter [18.24](#) CMC.
 - 3. Hotels/Motels. A hotel/motel is an establishment that provides lodging paid on a short-term basis. The maximum time any person may stay at a hotel/motel shall be thirty consecutive days.
- C. Conditional uses as provided in Chapter [20.67](#) CMC.

D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;
2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2346 § 12, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2190 § 4, 2007: Ord. 2094 § 3, 2002: Ord. 2024 § 1 (part), 1999).

20.40.030 Prohibited uses.

Uses other than those identified or described in CMC [20.40.020](#) are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would exceed the acceptable limits established by competent and recognized public and quasi-public agencies;
- B. Examples of prohibited uses are:
 1. Animal slaughtering;
 2. Care and/or sale of livestock, poultry or similar animals;
 3. Storage, manufacturing or sale of highly volatile or otherwise extremely hazardous substances or materials;
- C. No building, structure, or premises, or portion thereof, shall be used for human habitation, permanent, transient or temporary, except as provided in Chapter [20.11](#). (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.040 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC. In addition, any outside storage must have sight-obscuring screening around the storage area. All stored materials shall not exceed the height of the screening.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.050 Site requirements.

Minimum site requirements shall be as follows:

A. Lot area: no minimum;

B. Lot width: no minimum;

C. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.

D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.

E. Front yard setback: twenty feet;

F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;

G. Corner yard setback: fifteen feet; and

H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

~~C. Side yard setback: as currently required by the currently adopted building code of the city of Centralia;~~

~~D. Rear yard setback: as currently required by the currently adopted building code of the city of Centralia;~~

~~E. Front yard setback: twenty feet;~~

~~F. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings;~~

~~G. Corner yard setback: fifteen feet. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

20.40.060 Building allowance.

Maximum building allowance shall be as follows:

Maximum building requirements shall be as follows:

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the M-1 zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the M-1 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the M-1 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

~~A. — Maximum Building Height. Height limits will be imposed if necessary to prevent detrimental effects upon the surrounding properties. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).~~

20.40.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

- a. ~~For warehouses, distribution centers, or high cube facilities larger than 100,000 square feet in size. Tractor trailers delivering goods to or from warehouses covered by this section shall not park on a public street, and overnight parking shall be provided onsite and provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.~~
- b. ~~All new uses or changes of use in an industrial or commercial building shall provide a traffic impact assessment/analysis (TIA) that includes at a minimum the following information:~~
 - ~~Parking demand (ITE or other based on empirical evidence).~~
 - ~~Trip generation rate (ITE-based rates for both peak hour generator and peak hour of adjacent streets, or other based on empirical evidence).~~
 - ~~Trip distribution.~~
 - ~~Study intersections.~~
 - ~~Annual ambient traffic growth rate.~~
 - ~~Additional requirements may be added or waived by approval of the City Engineer.~~

20.40.080 Landscaping, buffering, fencing and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter [20.50](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.090 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.100 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses areas in accordance with Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008).

20.40.110 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility

construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

20.40.120 Development standards.

1. Security fencing. The site plan review committee can approve the use of an eight-foot fence for security purposes. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty feet apart.
2. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
3. Walls facing public streets shall not be completely blank. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.
4. Warehouses covered by this section located adjacent to a public street shall provide visual impact reduction in a combination of:
 - a. Architectural elements such as windows, articulation of the façade, and/or medium to dark earth tones (e.g., not white or light-colored) walls; and
 - b. A 20-foot-deep landscaped buffer between the building and street consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than 20 feet apart. Such buffer area may be counted toward meeting landscaping requirements.
5. New or proposed uses in a building over 100,000 square feet in size shall:
 - a. Provide a study that has the following:
 - i. Typical hours of operation (24 hours a day, seven days per week).
 - ii. Number of employees employed at the facility; number per shift; number of shifts, and hours of shifts.
 - iii. Provide the facility type (if a warehouse is it an electronic commerce or traditional).
 - iv. Could the facility be automated in the future?
 - v. Type of inventory management utilized (Just-in-time or Just-in-case).
 - vi. Classification of the facility according to the Institute of Transportation Engineers (ITE).
 - vii. Smaller delivery vehicles utilized for deliveries?
 - viii. Daily and AM/PM peak hour medium and heavy-duty truck volumes, number of dock doors, number of parking stall provided for employees, number of tractor trailers on a typical day (coming and going).
 - ix. Typical truck trailer or worker driving routes in and out of the facility.
 - x. Anticipated water/sewer usage in volume.
 - xi. Anticipated power requirements in megawatts.
 - b. If a warehouse, distribution center, or high cube facility the following shall be considered in the parking design for the facility:
 - i. Staging spaces (2-12 foot by 75 foot per loading dock).
 - ii. Loading spaces (1-12 foot by 75 foot per loading space for each loading dock,
 - iii. Loading docks (a minimum of one loading dock shall be provided per 5,000 square feet of building gross floor area.
 - iv. Reserved spaces. As listed in 20.45.070.
Provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service

regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.

- c. Climate action measures.
 - i. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduits shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.
 - ii. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.
 - iii. Roofs shall be white or light colored to reduce heat retention and be considered as high-reflectance roof membrane.
 - iv. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
 - v. Provide bicycle parking, hybrid/electric charging facilities, and encourage carpooling and the use of transit.
 - vi. Provide water conservation measures.
 - vii. Provide physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant dispersal between buildings and non-industrial/commercial uses.
 - viii. Utilize environmentally friendly building materials.
- d. Adaptive Reuse. Provide design features that support broader uses to accommodate potential future adaptive reuse of the facility.
- e. No live animals or offal of dead animals shall be brought to the site.
- f. No outdoor testing of products or processes shall take place on the site.
- g. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.

Chapter 20.42

M-2 INDUSTRIAL DISTRICT

Sections:

- 20.42.010 Intent.**
- 20.42.020 Permitted uses.**
- 20.42.030 Prohibited uses.**
- 20.42.040 Environmental performance standards.**
- 20.42.050 Minimum site requirements.**
- 20.42.060 Building limitations.**
- 20.42.070 Off-street parking.**
- 20.42.080 Landscaping, buffering, fencing, and solid waste receptacles.**
- 20.42.090 Design and development guidelines.**
- 20.42.100 Site plan review.**
- 20.42.110 Development review.**
- 20.42.120 Development standards.**

20.42.010 Intent.

It is the intent of this chapter to:

- A. Permit, in limited and appropriate areas, a variety of industrial uses or activities which would be unacceptable if located in other areas;
- B. Keep the industrial activities within reasonable scale and character of the city;
- C. Protect industrial areas from such other uses as may interfere with the purpose and efficient functioning of the areas;
- D. Protect living areas and other nonindustrial areas from adverse or damaging impact of any kind emanating or resulting from industrial areas;
- E. Provide criteria for location and standards for development of industrial areas. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.42.020 Permitted uses.

- A. Permitted as provided in Chapter 20.11 CMC.
- B. Other or Related Uses Permitted.
 - 1. Home occupations as provided in Chapter 20.69 CMC.
 - 2. Signs. See Chapter 18.24 CMC.
 - 3. Temporary Sales and/or Storage of Fireworks. All temporary sales and/or storage of fireworks shall be consistent with Chapter 5.98 CMC, Fireworks.
- C. Conditional uses as provided in Chapter 20.67 CMC.

D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:

- a. The proposed use is appropriate in this area;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use.

E. Off-site hazardous waste storage and/or treatment facilities are allowed upon obtaining a conditional use permit and after review by the site plan review committee. Such facilities shall be consistent with state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW, as now existing or hereafter amended or promulgated, whether by state law or the Washington Administrative Code provisions. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2347 § 2, 2015: Ord. 2346 § 13, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.42.030 Prohibited uses.

Uses other than those identified or described in CMC 20.42.020 are prohibited, including, but not limited to:

- A. Uses which produce clearly offensive or objectionable odors such as animal slaughtering, rendering of animal products, chemical or biochemical processes such as the manufacture of petrochemicals;
- B. No building, structure or premises or portion thereof shall be used for human habitation, permanent, transient or temporary, except as permitted in Chapter 20.11 CMC. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.42.040 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 20.57 CMC.

B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.42.050 Minimum site requirements.

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;

C. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.

D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.

E. Front yard setback: twenty feet;

F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;

G. Corner yard setback: fifteen feet; and

H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

~~G. Side yard setback: as currently required by the building code as adopted by the city of Centralia;~~

~~D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia;~~

~~E. Front yard setback: twenty feet;~~

~~F. Relationship to adjacent parcels in the same classification: Setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the side and rear setback requirements of the fire and building codes;~~

~~G. Corner yard setback: fifteen feet. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

20.42.060 Building limitations.

Maximum building requirements shall be as follows:

~~A. Height of Buildings. Height limits shall be eighty feet (80) imposed if necessary, to prevent detrimental effects on the surrounding properties. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

Maximum building requirements shall be as follows:

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the M-2 zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the M-2 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the M-2 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.42.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 20.72 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

- a. For warehouses, distribution centers, or high cube facilities larger than 100,000 square feet in size. Tractor trailers delivering goods to or from warehouses covered by this section shall not park on a public street and overnight parking shall be provided onsite and provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
- b. All new uses or changes of use in an industrial or commercial building shall provide a traffic impact assessment/analysis (TIA) that includes at a minimum the following information:
 - Parking demand (ITE or other based on empirical evidence).
 - Trip generation rate (ITE-based rates for both peak hour generator and peak hour of adjacent streets, or other based on empirical evidence).
 - Trip distribution.
 - Study intersections.
 - Annual ambient traffic growth rate.
 - Additional requirements may be added or waived by approval of the City Engineer.

20.42.080 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter 20.50 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.42.090 Design and development guidelines.

Developments shall comply with the requirements of CMC 18.10.030, Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.42.100 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses areas in accordance with Chapter 20.84 CMC. (Ord. 2209 § 2 (part), 2008).

20.42.110 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

20.42.120 Development standards.

1. Security fencing. The site plan review committee can approve the use of an eight-foot fence for security purposes. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty feet apart.
2. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.

3. Walls facing public streets shall not be completely blank. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.
4. Warehouses covered by this section located adjacent to a public street shall provide visual impact reduction in a combination of:
 - a. Architectural elements such as windows, articulation of the façade, and/or medium to dark earth tones (e.g., not white or light-colored) walls; and
 - b. A 20-foot-deep landscaped buffer between the building and street consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than 20 feet apart. Such buffer area may be counted toward meeting landscaping requirements.
5. New or proposed uses in a building over 100,000 square feet in size shall:
 - a. Provide a study that has the following:
 - i. Typical hours of operation (24 hours a day, seven days per week).
 - ii. Number of employees employed at the facility; number per shift; number of shifts, and hours of shifts.
 - iii. Provide the facility type (if a warehouse is it an electronic commerce or traditional).
 - iv. Could the facility be automated in the future?
 - v. Type of inventory management utilized (Just-in-time or Just-in-case).
 - vi. Classification of the facility according to the Institute of Transportation Engineers (ITE).
 - vii. Smaller delivery vehicles utilized for deliveries?
 - viii. Daily and AM/PM peak hour medium and heavy-duty truck volumes, number of dock doors, number of parking stall provided for employees, number of tractor trailers on a typical day (coming and going).
 - ix. Typical truck trailer or worker driving routes in and out of the facility.
 - x. Anticipated water/sewer usage in volume.
 - xi. Anticipated power requirements in megawatts.
 - b. If a warehouse, distribution center, or high cube facility the following shall be considered in the parking design for the facility:
 - i. Staging spaces (2-12 foot by 75 foot per loading dock).
 - ii. Loading spaces (1-12 foot by 75 foot per loading space for each loading dock.
 - iii. Loading docks (a minimum of one loading dock shall be provided per 5,000 square feet of building gross floor area.
 - iv. Reserved spaces. As listed in 20.45.070.
Provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
 - c. Climate action measures.
 - i. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduits shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.

- ii. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.
- iii. Roofs shall be white or light colored to reduce heat retention and be considered as high-reflectance roof membrane.
- iv. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
- v. Provide bicycle parking, hybrid/electric charging facilities, and encourage carpooling and the use of transit.
- vi. Provide water conservation measures.
- vii. Provide physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant dispersal between buildings and non-industrial/commercial uses.
- viii. Utilize environmentally friendly building materials.
- d. Adaptive Reuse. Provide design features that support broader uses to accommodate potential future adaptive reuse of the facility.
- e. No live animals or offal of dead animals shall be brought to the site.
- f. No outdoor testing of products or processes shall take place on the site.
- g. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.

Chapter 20.45

PMP PORT MASTER PLAN DISTRICT

Sections:

~~20.45.010 Intent.~~

~~20.45.020 Development review.~~

~~20.45.010 Intent.~~

It is the intent of this section to:

A. Provide for the development of the port district parks consistent with the port of Centralia industrial park master plan as adopted by the port district commission consistent with Chapters [53.20](#) and [53.25](#) RCW.

B. Provide for a development review process to assure development is consistent with the city's utilities, fire and building related codes.

C. Upon adoption of the port master plan (PMP), the port master plan will be considered the zoning designation with all restrictions and specifications for the property in question. (Ord. 2314 § 2, 2013; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999; Ord. 1989 § 2 (part), 1997).

~~20.45.020 Development review.~~

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter [20.84](#) CMC, Site Plan Review. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999; Ord. 1989 § 2 (part), 1997).

**CURRENT CODE – DELETE IN WHOLE AND
ADOPT THE FOLLOWING**

Chapter 20.45

PMP PORT MASTER PLAN DISTRICT

Sections:

- 20.45.010 Intent.**
- 20.45.020 Permitted uses.**
- 20.45.030 Prohibited uses.**
- 20.45.040 Environment performance standards.**
- 20.45.050 Minimum site requirements.**
- 20.45.060 Building limitations.**
- 20.45.070 Off-street parking.**
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- 20.45.090 Design and development guidelines.**
- 20.45.100 Site plan review.**
- 20.45.110 Development review.**
- 20.45.120 Development standards.**

20.45.010 Intent.

It is the intent of this section to:

- A. To permit a variety of industrial and commercial uses, in limited and appropriate areas, which if located elsewhere would be unacceptable;
- B. Keep the industrial and commercial activities within reasonable scale and character of the Port of Centralia and the city of Centralia;
- C. To protect residential and other non-industrial areas from adverse and damaging impacts emanating from industrial or commercial type activities;
- D. To protect the Port of Centralia port district parks from other uses that may interfere with the purpose and efficient operation of industrial areas.
- E. This district is intended to provide for the continuation and development of industrial and commercial uses in locations where they will be compatible with other similar uses, and which do not negatively impact adjacent land uses.
- F. Support the vision, goals and policies of the Port of Centralia's port master plan.
- G. Support the development of the Port of Centralia port district parks.

20.45.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.
 - 1. Signs. See Chapter [18.24](#) CMC.
- C. Conditional uses as provided in Chapter [20.67](#) CMC.
- D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:
 - 1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director with consultation of the Port of Centralia, and the

site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan and Port of Centralia master plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use.

~~E. Off-site hazardous waste storage and/or treatment facilities are allowed upon obtaining a conditional use permit and after review by the site plan review committee. Such facilities shall be consistent with state siting criteria adopted pursuant to the requirements of Chapter [70.105](#) RCW, as now existing or hereafter amended or promulgated, whether by state law or the Washington Administrative Code provisions.~~

20.45.030 Prohibited uses.

Uses other than those identified or described in CMC 20.11 are prohibited, including, but not limited to:

- A. Uses which produce clearly offensive or objectionable odors such as animal slaughtering, rendering of animal products, chemical or biochemical processes such as the manufacture of petrochemicals;
- B. No building, structure or premises or portion thereof shall be used for human habitation, permanent, transient or temporary, except as permitted in Chapter [20.11](#) CMC.

20.45.040 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

20.45.050 Minimum site requirements.

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;
- C. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.
- D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.
- E. Front yard setback: twenty feet;
- F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;
- G. Corner yard setback: fifteen feet; and

H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

20.45.060 Building limitations.

Maximum building requirements shall be as follows:

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the PMP zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the PMP zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the PMP zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.45.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC.

- a. For warehouses, distribution centers, or high cube facilities larger than 100,000 square feet in size. Tractor trailers delivering goods to or from warehouses covered by this section shall not park on a public street and overnight parking shall be provided onsite and provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
- b. All new uses or changes of use in an industrial or commercial building shall provide a traffic impact assessment/analysis (TIA) that includes at a minimum the following information:
 - Parking demand (ITE or other based on empirical evidence).
 - Trip generation rate (ITE-based rates for both peak hour generator and peak hour of adjacent streets, or other based on empirical evidence).
 - Trip distribution.
 - Study intersections.
 - Annual ambient traffic growth rate.
 - Additional requirements may be added or waived by approval of the City Engineer.

20.45.080 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter [20.50](#) CMC.

20.45.090 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual.

20.45.100 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses in accordance with Chapter [20.84](#) CMC.

20.45.110 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter [20.84](#) CMC, Site Plan Review.

20.45.120 Development standards.

1. Security fencing. The site plan review committee can approve the use of an eight-foot fence for security purposes. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty feet apart.
2. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
3. Walls facing public streets shall not be completely blank. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.
4. Warehouses covered by this section located adjacent to a public street shall provide visual impact reduction in a combination of:
 - a. Architectural elements such as windows, articulation of the façade, and/or medium to dark earth tones (e.g., not white or light-colored) walls; and
 - b. A 20-foot-deep landscaped buffer between the building and street consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than 20 feet apart. Such buffer area may be counted toward meeting landscaping requirements.
5. New or proposed uses in a building over 100,000 square feet in size shall:
 - a. Provide a study that has the following:
 - i. Typical hours of operation (24 hours a day, seven days per week).
 - ii. Number of employees employed at the facility; number per shift; number of shifts, and hours of shifts.
 - iii. Provide the facility type (if a warehouse is it an electronic commerce or traditional).
 - iv. Could the facility be automated in the future?
 - v. Type of inventory management utilized (Just-in-time or Just-in-case).
 - vi. Classification of the facility according to the Institute of Transportation Engineers (ITE).
 - vii. Smaller delivery vehicles utilized for deliveries?
 - viii. Daily and AM/PM peak hour medium and heavy-duty truck volumes, number of dock doors, number of parking stall provided for employees, number of tractor trailers on a typical day (coming and going).
 - ix. Typical truck trailer or worker driving routes in and out of the facility.
 - x. Anticipated water/sewer usage in volume.
 - xi. Anticipated power requirements in megawatts.
 - b. If a warehouse, distribution center, or high cube facility the following shall be considered in the parking design for the facility:

- i. Staging spaces (2-12 foot by 75 foot per loading dock),
 - ii. Loading spaces (1-12 foot by 75 foot per loading space for each loading dock,
 - iii. Loading docks (a minimum of one loading dock shall be provided per 5,000 square feet of building gross floor area.
 - iv. Reserved spaces. As listed in 20.45.070.
Provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
- c. Climate action measures.
 - i. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduits shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.
 - ii. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.
 - iii. Roofs shall be white or light colored to reduce heat retention and be considered as high-reflectance roof membrane.
 - iv. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
 - v. Provide bicycle parking, hybrid/electric charging facilities, and encourage carpooling and the use of transit.
 - vi. Provide water conservation measures.
 - vii. Provide physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant dispersal between buildings and non-industrial/commercial uses.
 - viii. Utilize environmentally friendly building materials.
- d. Adaptive Reuse. Provide design features that support broader uses to accommodate potential future adaptive reuse of the facility.
- e. No live animals or offal of dead animals shall be brought to the site.
- f. No outdoor testing of products or processes shall take place on the site.
- g. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.