

**CHAPTER 11.30**

**LIGHT INDUSTRIAL DISTRICT (LI)**

**SECTIONS:**

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**11.30.010 PURPOSE.** The Light Industrial District (LI) is designed to provide an area for the establishment of manufacturing facilities that generally do not involve significant pollution issues, such as: research and development, computer component manufacturing businesses, and other businesses of a similar nature. Such light industrial activities should be sited and designed so as to avoid or significantly mitigate material adverse effects to the natural environment, adjacent non-industrial areas, and communities whenever feasible.

[Ord. 494 (2011) § 2]

**11.30.020 APPLICABILITY.** Provided all applicable code provisions are satisfied, the provisions of this Chapter shall apply to the areas designated as a Light Industrial District (LI) on the official zoning maps of Benton County and located in unincorporated Benton County.

[Ord. 494 (2011) § 3]

**11.30.030 ALLOWABLE USES.** The following uses are allowed within the Light Industrial District (LI) on a single parcel of record:

- (a) Fire department facility, law enforcement facility, and/or medical facility.
- (b) Research and development facility, computer component manufacturing, laboratory, and/or electronic data processing facility.
- (c) Agricultural uses.
- (d) Lumber yard and/or custom milling of logs into dimensional lumber.
- (e) Nursery and/or landscaping business.
- (f) Warehouse.
- (g) Accessory equipment structure if ancillary to a communication facility.
- (h) Utility substation facility.
- (i) Accessory/Ancillary use or building.
- (j) Rental storage facility.
- (k) Food processing and/or cannery.
- (l) Metal fabrication and/or welding.
- (m) Sales of on-site manufactured goods.
- (n) Sales, service and repair of machinery equipment, automobiles, and/or trucks.
- (o) Wineries/Breweries.
- (p) Hiking and non-motorized biking trails.

(q) 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 and only treat waste generated on the same parcel or a contiguous parcel.

(r) Rapid Charging Station.  
[Ord. 494 (2011) § 4]

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

(a) Communication facilities, subject to Chapter 11.65 BCC.  
[Ord. 494 (2011) § 5]

**11.30.050 USES REQUIRING A CONDITIONAL USE PERMIT.** The following uses may be permitted on a single parcel of record within the Light Industrial District (LI) if a conditional use permit is issued by the Board of Adjustment after notice and public hearing as provided by BCC 11.52.090.

(a) Race track facility for automotive, motocross, or horse racing.

(b) Agricultural recreational facility.

(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) Solid waste transfer station.

(e) Airport/Heliport.

(f) Asphalt plant.

- (g) Concrete plant.
- (h) Sewage treatment plant for industrial and/or domestic waste.
- (i) Auto wrecking yard.  
[Ord. 494 (2011) § 6]

**11.30.060 USES PROHIBITED.** Any use not authorized or approved pursuant to BCC 11.30.030, BCC 11.30.040 or BCC 11.30.050 is prohibited in the Light Industrial District (LI).  
[Ord. 494 (2011) § 7]

**11.30.070 PROPERTY DEVELOPMENT STANDARDS.** All lands, structures and uses in the Light Industrial District (LI) 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. 494 (2011) § 8]

**11.30.080 EFFECTIVE DATE.** This chapter shall take effect and be in full force on September 1, 2011.  
[Ord. 494 (2011) § 10]