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ORDINANCE NO. 2015 -- _____

AN ORDINANCE relating to zoning; amending Section 10.03.116 of the Hoquiam Municipal Code; amending Section 10.09.160 of the Hoquiam Municipal Code; amending Section 10.09.240 of the Hoquiam Municipal Code; and adding a new Section 10.05.140 to Chapter 10.05 of the Hoquiam Municipal Code.

THE CITY COUNCIL OF THE CITY OF HOQUIAM, WASHINGTON DO ORDAIN AS FOLLOWS:

SECTION 1. Section 10.03.116 of the Hoquiam Municipal Code is amended to read as follows:

10.03.116 Table of Permitted and Conditional Uses – Commercial, Industrial and Natural Resources

Commercial, Industrial & Natural Resource Land Use	C- 1	C- 2	I	NR
Accessory buildings and uses	P	P	P	
Adult entertainment businesses	C			
Asphalt, rock crushing, and concrete batch plants			P	
Assembly halls and community clubs	P	P		
Automobile, heavy maintenance and repair shops	P	C	P	
Automobile, RV, boat sales	P	P		
Automobile service stations	P	P		
Automobile wrecking, towing, or junkyards			P	
Banks and financial services	P	P		
Bars, cocktail lounges, and taverns	P	P		
Bed and breakfast inns	C	P		
Crematoriums	C		C	
Cluster Density Subdivision	C	C	C	
Community facilities	P	P	P ^W	
Contractor yards	P		P	
Day care centers	P	P		
Drive through facilities	P		P	
Dwellings, multifamily with five or more units	C ^W	P ³	P ^W	
Dwellings, multifamily with four or less units	C ^W	P ³	P ^W	

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Dwellings, single-family	P ¹	P ¹	P ^w	
Farmers Market	P	P	P	
Food processing	P	P	P	
Freight terminals	P		P	
Hazardous waste storage and treatment	C		C	
Hospitals, medical and dental clinics	P	P	P	
Industry, heavy			P	
Industry, light and within a structure	P		P	
Live work Unit	P	P		
Manufactured office buildings	P		P	
Marijuana Processing Businesses				P
Marijuana Producing Businesses				P
Marijuana Retailing Businesses	P	P	P	
Marina facilities	P ^w	P ^w	P	
Mini-storage facilities	P			
Motels, and hotels	P	P	P ^w	
Office and business parks	P		C	
Outdoor storage	P		P	
Parking areas, public and private	P	C	P	
Parks, public	P	P	P ^w	P
Personal services	P		P ^w	
Places for religious worship	P	P	P ^w	
Planned unit developments	C	C	C	C
Professional services	P	P	P ^w	
Public utilities	P ²	P ²	P ²	P ²
Recreational facilities	P	P	P ^w	C
Residential care facilities	P	P	C ^w	
Restaurants	P	P	P ^w	
Restaurants, drive-in	P		C ^w	
Retail sales	P	P	P ^w	
Retirement Home	P		P	

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Small engine sales, service, and repair	P	P	P	
Ship terminals, slips, and repair facilities	P			
Timberland Production				P
Truck and heavy equipment sales and services	P		P	
Veterinary hospitals and kennels	P	C	P	
Warehousing	P		P	
Wholesale liquefied petroleum sales			P	
Wholesale sales and product distribution centers	P			
¹ Serving the owner, manager, or caretaker of a permitted or conditional use				
² Public utilities that exceed the height limitations of a district require a conditional use permit.				
³ Only if located above a ground floor commercial use.				
^w Waterfront overlay district only as part of a PUD or mixed use development				
*Consistent with the requirements of HMC 10.05.020.				

SECTION 2. Section 10.09.160 of the Hoquiam Municipal Code is amended to read as follows:

10.09.160 “O” definitions.

(1) “Off-premises sign” means a permanent sign not located on the premises of the use or activity to which the sign pertains.

(2) “Off-premises directional sign” means an off-premises sign designed to guide the public to an area, place, business or service without arterial or collector frontage within the city and is consistent with standards in HMC 10.05.130.

(3) “Office and business park” means a large tract of land planned, developed, and operated as an integral facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility.

(4) “Oil” or “oils” means oil as defined in RCW 90.56.010 (17), but does not include bio-diesel, or other similar products.

~~(4)~~ (5) “Open record public hearing” means a hearing conducted by a single hearing body or officer authorized by the city of Hoquiam. The purpose of the hearing is to create a record through testimony, submission of evidence, and information under procedures prescribed by ordinance or resolution.

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~~(5)~~ (6) “Outdoor storage” means a defined area rented to individuals where equipment or machinery is stored in a secured, fenced area.

SECTION 3. Section 10.09.240 of the Hoquiam Municipal Code is amended to read as follows:

10.09.240 “W” definitions.

(1) “Wall” means any member, or group of members, which defines the exterior boundaries of a building and which has a slope of sixty degrees or greater with the horizontal plane. The height of a wall shall be measured as the two-dimensional height from the average finished grade of the particular architectural building elevation adjacent to the wall to the finished roof plane.

(2) “Wall sign” means any sign attached to or painted directly on the wall, or erected against the wall of a building being parallel or approximately parallel to said wall, and does not exceed a distance of fifteen inches from said wall.

(3) “Warehouse/warehousing” means a facility generally dealing with the active reception and dispersal of goods that are oriented to manufactured products and household goods. A warehouse usually consists of a large multistoried building with loading docks. “Warehouse/warehousing” includes distribution and transfer such as rail-to-truck and truck-to-truck transfer facilities.

(4) “Wholesale sales” means the sale of goods or commodities, usually in bulk or large quantities and usually at lower cost, to a retailer for resale. Such sales activity takes place in establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers, acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or businesses.

(5) “Wholesale liquefied petroleum sales” means a facility that sells a substance used as a gas for fuel other than oil as defined in Hoquiam Municipal Code Section 10.09.160. The product is stored in the liquid state at the facility.

(6) “Wholesale Oil Storage and Sales” means a facility that stores, transfers, and/or conducts wholesale sales of oil as defined in Hoquiam Municipal Code Section 10.09.160. Wholesale Oil Storage and Sales excludes facilities that store, transfer, and/or sell oil (as defined in HMC 10.09.160) solely for the purpose of retail sales.

~~(6)~~ (7) “Wholesale sales and production distribution centers” means commodities stored for sale to businesses or brokers.

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~~(7)~~ (8) “Wind turbine” means a machine with turbine apparatus (rotor blades, nacelle and tower) capable of producing electricity by converting the kinetic energy of wind into rotational, mechanical and electrical energy; provided, the term does not include electrical distribution of transmission lines, or electrical substations.

~~(8)~~ (9) “Wind turbine farm” means two or more wind turbines on one parcel.

~~(9)~~ (10) “Wind turbine height” means the distance measured from the ground level to the highest point on a wind turbine, including the rotor blades

NEW SECTION. SECTION 3. A new Section 10.05.140 is added to Chapter 10.05 of the Hoquiam Municipal Code is amended to read as follows:

10.05.140 Wholesale Oil Storage and Sales -- prohibited.
Wholesale oil storage and sales facilities as defined in Hoquiam Municipal Code Section 10.09.240 are prohibited in any zoning district in the City.

ADOPTED by the Mayor and City Council on _____,
2015.

JACK DURNEY – MAYOR

ATTEST:

MIKE FOLKERS – FINANCE DIRECTOR

PUBLISHED: