

Freight Rail Dependent Use Advisory Committee – Final Recommendation June 20, 2018
Note: New section

1 E. Development Standards.

2 1. New lots and structures and additions to structures subject to this section shall comply
 3 with the applicable standards for lots, building height, setbacks and building separation in
 4 Table 40.250.120-2, subject to the provisions of Chapter 40.200 Land Use Districts – General
 5 Provisions and Section 40.550.020 Variances.

Table 40.250.120-2. Lot Setbacks, Lot Coverage and Building Height Requirements	
Minimum site development area	10 acres
Minimum lot area	20 acres
Minimum site width	None
Minimum site depth	None
Maximum building height ^{1, 2}	100 ft.
Minimum building setback ^{3, 4}	
Front/street side	20 ft.
Side (interior) ^{3, 4}	20 ft.
Rear ^{3, 4}	20 ft.
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.386), and all other applicable standards
Minimum landscaped area/type ¹	10 percent

6
 7 ¹ Excluding unique architectural features such as towers, cupolas and peaked roofs. No height limitation for accessory
 8 towers.

9
 10 ² Building height is limited to sixty (60) feet for parcels on the perimeter of the district or on parcels adjacent to
 11 residential districts. Buildings on perimeter parcels may be up to one hundred (100) feet in height if the setback is increased to the building height.

12
 13 ³ Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones. See Sections 40.230.085(E) and 40.320.010.

14
 15 ⁴ For buildings exceeding thirty-six (36) feet in height, the building setback shall be equal to the height of the building, up to a maximum setback of fifty (50) feet.

16 2. Site plan review is required for all new development and modifications to
 17 existing permitted development unless expressly exempted by this title (see
 18 Section 40.520.040).

19 3. A Rail Use Plan is required and shall include the following:

- 20 a. Drawings indicating where they shall build a spur track or siding that
 21 will connect with the short line railroad, unless such track already
 22 exists. These drawings shall demonstrate that development will not
 23 preclude the extension of any short line railroad spur track.
 24 b. Rail use plan shall describe how structure will make use of the short line
 25 railroad.

1 c. Rail use plan shall describe how structure is dependent on a short line
2 railroad.

3 4. An applicant for development of a freight rail dependent use shall identify
4 the following:

5 a. Lands designated as agricultural and forest resource lands of long-term
6 commercial significance near the boundaries of the site; and

7 b. Agricultural and forest resource uses occurring near lands with any
8 designation; and

9 c. Potential adverse impacts of the proposed development to those lands
10 and those uses; and

11 d. Measures to be taken by the proposed development to reduce or control
12 those adverse impacts.

13 5. Street Standards.

14 a. Urban Commercial/Industrial road standards per Section 40.350.030 shall apply to
15 development subject to this title.

16 b. No tracks are allowed in public roadways except at at-grade crossings.

17 c. At-grade crossings shall be minimized to the greatest extent practicable.

18

19 6. Additional Landscaping Standards

20 a. The perimeter around FRDU Overlay shall be landscaped to an L5 or L3 standard except
21 along the rail line. In determining which standard applies, the responsible official will
22 consider the potential impacts, such as noise and visual impacts to neighboring properties.
23 Generally, greater impacts trigger the L5 standard and lesser impacts trigger the L3
24 standard. Additional landscaping requirements include:

25 b. Evergreen Trees. At least one (1) row of evergreen trees shall be planted on FRDU lot
26 perimeters, minimum four (4) feet in height and ten (10) feet maximum separation at time
27 of planting. Permitted evergreen tree species are those with the ability to develop a
28 minimum branching width of eight (8) feet within five (5) years. Multiple tree species shall
29 be integrated into the buffer design to promote long-term health and provide visual interest.

30 c. New landscaping materials shall consist of drought-tolerant species that are native to the
31 coastal region of the Pacific Northwest or noninvasive naturalized species that have
32 adapted to the climatic conditions of the coastal region of the Pacific Northwest.

33

34 F. Performance Standards. No land or structure shall be used or occupied
35 within FRDU Overlay District unless there is continuing compliance with the
36 following minimum performance standards:

37 1. Maximum permissible noise levels shall be as determined by Chapter 173-60 WAC, as
38 amended, and applicable provisions of Subtitle 40.3.

39

40 2. Venting Standards. The venting of odors, vapors, smoke, cinders, dust, gas, and fumes
41 shall be directed away from residential uses within fifty (50) feet of the vent.

1
2 3. Major Odor Sources.
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4 a. When an application is made for a use which is determined to be a major odor
5 source, the applicant shall demonstrate that:
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7 (1) The odor abatement for the project shall comply with the best available
8 control technology for odor control; and
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10 (2) The emissions will not exceed SWCAA General Regulations.
11

12 b. Uses which involve the following odor-emitting processes or activities shall be
13 considered major odor sources:
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15 (1) Lithographic, rotogravure or flexographic printing;
16

17 (2) Film burning;
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19 (3) Fiberglassing;
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21 (4) Selling of gasoline and/or storage of gasoline in tanks larger than two
22 hundred sixty (260) gallons;
23

24 (5) Handling of heated tars and asphalts;
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26 (6) Incinerating (commercial);
27

28 (7) Metal plating;
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30 (8) Tire buffing;
31

32 (9) Vapor degreasing;
33

34 (10) Wire reclamation;
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36 (11) Use of boilers (greater than one hundred six (106) British thermal units per
37 hour, ten thousand (10,000) pounds steam per hour, or thirty (30) boiler
38 horsepower);
39

40 (12) Other uses creating similar odor impacts;
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42 (13) Uses which employ the following processes shall be considered major odor
43 sources, except when the entire activity is conducted as part of a retail sales
44 and service use:
45

46 (a) Cooking of grains;

- 1
2 (b) Smoking of food or food products;
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4 (c) Fish or fishmeal processing;
5
6 (d) Coffee or nut roasting;
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8 (e) Deep-fat frying;
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10 (f) Dry cleaning;
11
12 (g) Animal food processing;
13
14 (h) Other uses creating odors offensive to a person of ordinary
15 sensitivity at any point along a boundary line of the property on which
16 a use or structure is located.
- 17 4. Light and Glare Standards.
- 18 a. Except for exterior lighting, operations producing heat and glare shall be conducted
19 entirely within an enclosed building.
- 20 b. Exterior lighting shall be shielded and directed away from lots in adjacent uses.
- 21 c. Interior lighting in parking structures shall be shielded to minimize nighttime glare
22 affecting lots in adjacent uses.
- 23 d. When nonconforming exterior lighting is replaced, new lighting shall conform to
24 the requirements of this section.
- 25 e. Glare diagrams which clearly identify potential adverse glare impacts on any
26 residential zone and on arterials shall be required when:
- 27 (1) Any structure is proposed to have facades of reflective coated glass or other
28 highly reflective material, and/or a new structure or expansion of an existing
29 structure greater than sixty-five (65) feet in height is proposed to have more
30 than thirty percent (30%) of the facades comprised of clear or tinted glass;
- 31 (2) The facade(s) surfaced or comprised of such materials either:
- 32 (a) Are oriented towards and are less than two hundred (200) feet from
33 any residential zone; and/or
- 34 (b) Are oriented towards and are less than four hundred (400) feet from a
35 major arterial with more than fifteen thousand (15,000) vehicle trips
36 per day.

- 1 f. When glare diagrams are required, the responsible official may require
2 modification of the plans to mitigate adverse impacts, using methods including but
3 not limited to the following:
- 4 (1) Minimizing the percentage of exterior facade that is composed of glass;
5 (2) Using exterior glass of low reflectance;
6 (3) Tilting glass areas to prevent glare which could affect arterials, pedestrians
7 or surrounding structures;
8 (4) Alternating glass and nonglass materials on the exterior facade; and
9 (5) Changing the orientation of the structure.
- 10 5. Outdoor Storage Standards.
- 11 a. All storage areas (including but not limited to areas used to store raw materials,
12 finished and partially finished products and wastes) shall be screened from public
13 rights-of-way to the L3 standard.
- 14 b. Outdoor storage is prohibited:
- 15 (1) In floodways;
16 (2) On slopes greater than fifteen percent (15%);
17 (3) In parking stalls required by Chapter 40.340;
18 (4) In areas where outdoor storage or display causes traffic or pedestrian
19 circulation problems as determined by the responsible official or where a
20 minimum five (5) foot wide walkway does not remain clear and free of
21 obstructions;
22 (5) If any materials would likely attract animals, birds or vermin;
23 (6) In fire lanes; and
24 (7) In areas where outdoor storage may have the potential to create polluted
25 stormwater runoff without proper containment or treatment prior to collection
26 in the designated stormwater facility.
- 27 c. The applicant shall demonstrate that both outdoor storage and the screening for
28 outdoor storage are in the appropriate locations on the site to minimize impacts,
29 given the operational practices of the facility.
- 30 6. Vibration. Site generated ground vibrations shall not be perceptible by a person of
31 ordinary sensitivity without instruments, at any point of any boundary line of the property.
32 Vibrations from temporary construction activities and vehicles that leave the property
33 (such as trucks, trains, airplanes and helicopters) are excluded.

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Note: New section

- 1 7. Electromagnetic Interference. Electric fields and magnetic fields shall not be created that
2 adversely affect the normal operation of equipment or instruments or normal radio,
3 telephone, or television reception from off the premises where the activity is conducted.
4 This section does not apply to telecommunication facilities which are regulated by the
5 Federal Communications Commission under the Federal Telecommunication Act of 1996
6 or its successor.

7 G. Infrastructure

8 Definition – the physical systems and services which support development and people, such as
9 streets and highways, transit service, water and sewer systems, storm drainage systems, and
10 airports.

- 11 1. Urban Public Facilities “Urban Facilities” may be provided outside the UGA to support
12 FRDU developments per 40.370.