

Chapter 15.38
M-2 HEAVY INDUSTRIAL DISTRICT

Sections:

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15.38.010 Intent.

The Heavy Industrial district areas are intended for industrial development that should be isolated because of odors, noises, smoke or unsightliness in order to cause the least friction with other uses. Buffers from other land uses or roadways may be required. (Ord. 1593, 1998)

15.38.020 Permitted uses.

Permitted uses in the M-2 district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

15.38.030 Conditional uses.

- A. Conditional uses in the M-2 district are listed in Chapter 15.44 RMC.
- B. Additionally, conditional use permits may be approved to include the permitted uses of an immediately adjoining zone if the subject property is located on the boundary of the two zones.
- C. Uses which are not listed in Chapter 15.44 RMC "Allowed and Restricted Uses Table" may be submitted as conditional use applications. Such applications shall not be approved unless the applicant demonstrates consistency with RMC 15.38.010, Intent, as well as all other applicable review and approval criteria. (Ord. 1814 § 1, 2013)

15.38.040 Restricted uses.

Restricted uses in the M-2 district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

15.38.050 Yard requirements.

- A. M-2 lots with side line not adjacent to RS district: no minimum yard requirements.
- B. M-2 lots with side line adjacent to RS district:
 - 1. Front: same as adjacent residence in established neighborhood, 20 feet from property line in new development;
 - 2. Side: five feet from property line, except that side yards along flanking side streets must be not less than 10 feet;
 - 3. Rear: no minimum requirements. (Ord. 1593, 1998)

15.38.060 Building height.

A. M-2 lots within or adjacent to, on two or more sides, an RS district: no building may exceed 35 feet in height.

B. Any other M-2 lots: no building may exceed 45 feet in height unless the building is constructed in such a manner that it will not adversely impact the fire rating for the city of Raymond. Any building exceeding 45 feet in height shall have an automatic fire sprinkler system deemed adequate by the fire marshal. No building may exceed 100 feet in height. (Ord. 1678, 2004; Ord. 1593, 1998)

15.38.070 Parking requirements.

A. A request for parking needs determination must be submitted on an application form available at City Hall. Each application must be accompanied by a proposed site plan. The city planner shall review the application within 10 days of its receipt and determine the number of parking spaces needed based on submitted information.

B. The application form for parking needs determination will be approved by the city planner, which will consider the following factors:

1. Building size;
2. Lot size;
3. Number of employees;
4. Number of customers;
5. Frequency of customer traffic and length of customer stay;
6. Percentage of building used for customer traffic;
7. Percentage of building used for storage, office, and noncustomer uses;
8. Anticipated growth in business, employees, and customers;
9. Shared parking areas;
10. Delivery and loading/unloading needs;
11. Frequency of change in tenant or use of building;
12. Potential impact on neighboring properties.

C. The city planner may not require more parking spaces than deemed necessary by the process. Any determination of the city planner may be appealed to the planning commission as outlined in RMC 15.08.150. (Ord. 1593, 1998)
