

ORDINANCE NO. 3395

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**AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON** amending Section 19.35.010 “Uses Permitted” of Chapter 19.35 Riverfront District, Section 19.40.090 Recreational Vehicle Parks of Chapter 19.40 County Event Center District, Section 19.44.020 “Uses” of Chapter 19.44 Commercial Zoning Districts, Section 19.58.020 “Uses” of Chapter 19.58 Industrial Zoning Districts, Section 19.90.015 “Definitions” of Chapter 19.90 Binding Site Plans, Section 19.90.020 “Applicability of Provisions” of Chapter 19.90 Binding Site Plans, and adopting a new chapter 19.65 to adopt standards for the siting of Recreational Vehicle Parks in the City of Longview.

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WHEREAS, the City currently allows recreational vehicle parks (RV parks) in the Mixed Use - Commercial/Industrial (upon receiving a special property use permit), Heavy Industrial (in a public park), General Commercial, Riverfront, and County Event Center Districts; and

WHEREAS, while RV parks are allowed in the city, the city has never adopted development standards for them. This ordinance will provide basic development standards for RV parks to help ensure that they are compatible with the neighborhood; and

WHEREAS, the following code changes will clarify the approval process for RV parks; and

WHEREAS, an Environmental Checklist for the proposed zoning code revisions was reviewed pursuant to the State Environmental Policy Act and a determination of non-significance was issued on November 26, 2018. The comment period for the SEPA checklist ended on December 10, 2018; and

WHEREAS, the Planning Commission held a public hearing on the proposal at their December 12 special meeting. Following the public hearing, the Planning Commission voted unanimously to recommend approval of the proposed zoning code amendments.

**NOW THEREFORE**, the City Council of the City of Longview do ordain as follows:

**Section 1.** That Section 19.35.010 “Uses Permitted” of Chapter 19.35 Riverfront District, RF-1 of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

## **Chapter 19.35 Riverfront District, RF-1**

### **19.35.010 Uses permitted.**

In the riverfront district, RF-1, no buildings or premises shall be used nor shall any building or structure be hereafter erected or altered except for one or more of the following uses:

- (1) Single-family dwellings;
- (2) Multifamily dwellings;
- (3) Roominghouses and boardinghouses, institutional lodging, convalescent care, retirement and assisted living facilities;
- (4) The usual accessory buildings commonly appurtenant to single-family or multifamily dwellings, such as private garages, utility buildings or tool storage sheds, complying with the requirements of residential districts R-1, R-2, R-3 and R-4 as if in fact located within these residential districts;
- (5) Clubhouses owned and operated by boating clubs;
- (6) Fraternal lodges;
- (7) Fixed or floating docks for pleasurecraft;
- (8) Launching ramps and lifts for pleasurecraft;
- (9) Marinas for pleasurecraft, including as a part thereof restaurants and cocktail lounges, and facilities for the display, sale, service and repair of pleasurecraft, sporting goods and other water-oriented or boating supplies. Service of pleasurecraft includes auto detailing as an accessory activity;
- (10) Restaurants and cocktail lounges, including gambling casinos/card rooms in association with a restaurant/cocktail lounge. The floor area dedicated for gambling operations shall be less than the area dedicated for the restaurant and cocktail lounge and in no case shall the floor area for gambling operations be more than 4,000 square feet;
- (11) Motel and hotel facilities;
- (12) Governmental offices;
- (13) Professional offices and business offices;
- (14) Public parking lots;

- (15) Planned unit developments, in accordance with the provisions of Chapter 19.66 LMC;
- (16) ~~Commercial parks for trailers and other recreational vehicles;~~ Recreational Vehicle Park per LMC Chapters 19.65 and 19.90;
- (17) Recreational parks and playgrounds including private tennis clubs, racquet clubs and swim clubs;
- (18) Group homes with a maximum number of 20 residents, excluding staff; provided, that no group home shall be allowed within 600 feet of any other group home;
- (19) Day care facilities for the care of children exceeding 12 in number, subject to state and local building code and fire regulations;
- (20) Retail stores of all descriptions where the sale of the merchandise is completed within the building, including manufacturing and/or assembly in connection therewith, and only if there is no excessive noise or vibration producing machinery used in the process; and the materials or methods used produce no obnoxious dust, fumes, smoke or odors; provided, however, that no manufacturing occupancies which process highly combustible, flammable or explosive materials shall be permitted;
- (21) Public or private schools, churches, juvenile and adult justice facilities which include detention facilities, offices and courtrooms, and public utility structures, such as substations, pumping plants, telephone exchanges, may be allowed as special property uses in the manner provided by Chapter 19.12 LMC;
- (22) Mobile and marine telecommunications and audio equipment accessories, sales, service and installation;
- (23) Wireless communication facilities as permitted in Chapter 16.75 LMC;
- (24) Personal service establishments.

**Section 2.** That Section 19.40.090 Recreational Vehicle Parks of Chapter 19.40 County Event Center District, CEC of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

**Chapter 19.40 County Event Center District, CEC**  
19.40.090 Recreational vehicle parks.

The use of a recreational vehicle park in the CEC district shall be limited so as to provide accommodations for events at the Cowlitz County Event Center or other community events. No recreational vehicle may occupy the park for more than 14 days in any one 30-day period.

Except for the limitations given above, recreational vehicle parks are subject to the standards in Chapter 19.65 and approval process given in Chapter 19.90.

**Section 3.** That Section 19.44.020 “Uses” of Chapter 19.44 Commercial Zoning Districts, of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

### **19.44.020 Uses.**

Table 19.44.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that particular zone.

| Table 19.44.020-1. Permitted uses in commercial zones.                                                                                                                                 |            |                 |                       |                       |           |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|-----------------------|-----------------------|-----------|-----------------|
| Use                                                                                                                                                                                    |            |                 |                       |                       |           |                 |
| <b>Retail Sales and Service</b>                                                                                                                                                        | <b>D-C</b> | <b>CBD</b>      | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b> | <b>O/C</b>      |
| Sales oriented: stores selling, leasing, or renting consumer, home and business goods                                                                                                  | P          | P               | P                     | P                     | P         | P <sup>12</sup> |
| Personal service oriented: financial, insurance, real estate, professional outlets and offices, and beauty/barber shops                                                                | P          | P               | P                     | P                     | P         | P               |
| Health care providers <sup>3</sup>                                                                                                                                                     | P          | P               | P                     | P                     | P         | P               |
| Repair oriented: repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop-off; quick printing; tailor; locksmith; and upholsterer | P          | P               |                       | P                     | P         | P               |
| Stand-alone liquor store                                                                                                                                                               |            | P <sup>10</sup> | P                     |                       | P         |                 |
| Recreational marijuana retail outlets per LMC 19.44.100                                                                                                                                |            | P               | P                     |                       | P         | P               |
| <b>Eating and Drinking Establishments</b>                                                                                                                                              | <b>D-C</b> | <b>CBD</b>      | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b> | <b>O/C</b>      |
| Restaurant                                                                                                                                                                             | P          | P               | P                     | P                     | P         | P               |
| Restaurant, with incidental consumption of alcoholic beverages                                                                                                                         | P          | P <sup>10</sup> | P                     | SPU                   | P         | P               |
| Bars, taverns, and nightclubs                                                                                                                                                          | P          | P <sup>10</sup> | P                     |                       | P         |                 |
| Restaurant, with drive-through facility                                                                                                                                                | SPU        | P               | P                     |                       | P         | P               |
| Restaurant, with seating in the public right-of-way                                                                                                                                    | P          | P               |                       | P                     | P         | P               |
| Walk-up food establishment with no indoor seating                                                                                                                                      | SPU        |                 |                       |                       | SPU       | SPU             |
| Brewpub                                                                                                                                                                                | P          | P               | P <sup>11</sup>       |                       | P         | P               |
| <b>Lodging, temporary stay</b>                                                                                                                                                         | <b>D-C</b> | <b>CBD</b>      | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b> | <b>O/C</b>      |
| Hotels, motels and lodges                                                                                                                                                              | P          | P               | P <sup>4</sup>        |                       | P         | P               |
| Recreational vehicle (RV) parks <del>and campgrounds per</del>                                                                                                                         |            |                 |                       |                       | P         |                 |

| Table 19.44.020-1. Permitted uses in commercial zones.                                                                                                    |                  |                   |                       |                       |           |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|-----------------------|-----------------------|-----------|-----------------|
| Use                                                                                                                                                       |                  |                   |                       |                       |           |                 |
| <u>LMC Chapters 19.65 and 19.90</u>                                                                                                                       |                  |                   |                       |                       |           |                 |
| Bed and breakfast inns                                                                                                                                    | P <sup>5</sup>   |                   |                       | P                     |           |                 |
| <b>Vehicle sales, renting, service, and storage</b>                                                                                                       | <b>D-C</b>       | <b>CBD</b>        | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b> | <b>O/C</b>      |
| Vehicle repair and service of consumer motor vehicles, including motorcycles, all-terrain vehicles and light and medium trucks                            |                  | P                 |                       |                       | P         | P               |
| Automobile, light and medium truck dealers                                                                                                                |                  | P                 |                       |                       | P         | P <sup>12</sup> |
| Bus, heavy truck, RV, travel trailer or other large vehicle dealers                                                                                       |                  |                   |                       |                       |           |                 |
| Bicycle, motorcycle, all-terrain vehicle dealers                                                                                                          | P <sup>6</sup>   | P                 | P                     |                       | P         |                 |
| Boat or marine craft dealer                                                                                                                               |                  |                   |                       |                       | P         | P               |
| Vehicle storage, outdoor                                                                                                                                  |                  |                   |                       |                       | P         |                 |
| Vehicle washing                                                                                                                                           |                  |                   |                       |                       | P         | P               |
| Vehicle renting and leasing                                                                                                                               |                  | P                 |                       |                       | P         | P               |
| Vehicle fueling station                                                                                                                                   |                  | P                 | P <sup>13</sup>       | P <sup>14</sup>       | P         | P <sup>12</sup> |
| <b>Amusement/Cultural</b>                                                                                                                                 | <b>D-C</b>       | <b>CBD</b>        | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b> | <b>O/C</b>      |
| Indoor continuous entertainment activities such as bowling alleys, skating rinks, game arcades and pool halls                                             | P                | P                 | P                     |                       | P         |                 |
| Outdoor continuous entertainment activities such as miniature golf and skateboard facilities                                                              |                  |                   |                       |                       | P         |                 |
| Theaters, indoor                                                                                                                                          | P                | P                 | P                     |                       | P         |                 |
| Drive-in theaters, stadiums and arenas                                                                                                                    |                  |                   |                       |                       | P         |                 |
| Museums, botanical and zoological gardens, public plazas, performing and cultural arts studios                                                            | P                | P                 |                       |                       | P         |                 |
| Athletic, health and racket clubs                                                                                                                         | P                | P                 | P                     | P                     | P         | P               |
| Circuses, carnivals, or amusement rides                                                                                                                   |                  | SPU               |                       |                       | SPU       |                 |
| Membership clubs such as fraternal organizations                                                                                                          | P <sup>7</sup>   | P                 |                       |                       | P         |                 |
| Gambling casinos, card rooms, bingo parlors, pari-mutuel betting parlors, and video arcades                                                               |                  | SPU <sup>10</sup> |                       |                       |           |                 |
| <b>Residential</b>                                                                                                                                        | <b>D-C</b>       | <b>CBD</b>        | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b> | <b>O/C</b>      |
| Residential dwellings above the first story of commercial buildings                                                                                       | P                | P                 |                       | P                     | P         | P               |
| Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses | SPU              |                   |                       |                       | SPU       | SPU             |
| Existing residences without any increase in density                                                                                                       |                  |                   | P                     |                       |           |                 |
| Transitional housing facility                                                                                                                             | SPU <sup>8</sup> |                   |                       |                       |           | SPU             |
| Emergency shelters for homeless persons and families per                                                                                                  |                  |                   |                       |                       | SPU       | SPU             |

| Table 19.44.020-1. Permitted uses in commercial zones.                                                  |                |                |                       |                       |                |                |
|---------------------------------------------------------------------------------------------------------|----------------|----------------|-----------------------|-----------------------|----------------|----------------|
| Use                                                                                                     |                |                |                       |                       |                |                |
| LMC 19.44.110                                                                                           |                |                |                       |                       |                |                |
| Residential care facilities per Chapter 19.17 LMC                                                       | P              | P              | P                     | P                     | P              | P              |
| <b>Education</b>                                                                                        | <b>D-C</b>     | <b>CBD</b>     | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b>      | <b>O/C</b>     |
| Schools that meet state requirements for elementary, secondary or higher education, public or private   | SPU            |                |                       |                       |                |                |
| Vocational or technical institutions and colleges                                                       | SPU            | P              |                       |                       | P              | P              |
| Dance, music or art schools or studios; athletic, sports-training or martial arts facilities or schools | SPU            | P              |                       | SPU                   | P              | P              |
| Driving school                                                                                          | SPU            | P              |                       |                       | P              | P              |
| <b>Miscellaneous</b>                                                                                    | <b>D-C</b>     | <b>CBD</b>     | <b>RC<sup>1</sup></b> | <b>NC<sup>2</sup></b> | <b>GC</b>      | <b>O/C</b>     |
| Day care facilities for the care of more than 12 children                                               | SPU            | P              |                       | P                     | P              | P              |
| Commercial off-street parking lots and garages                                                          | SPU            | P              |                       |                       | P              | P              |
| Sidewalk businesses in accordance with LMC 12.30.090 through 12.30.140                                  | P              | P              |                       | P                     | P              | P              |
| Funeral parlors                                                                                         |                | P              |                       |                       | P              | P              |
| Basic utility facilities, non-building structures <sup>15</sup>                                         | SPU            | SPU            | SPU                   | SPU                   | P              | SPU            |
| Self-service storage (mini warehouses)                                                                  |                |                |                       |                       | P              | SPU            |
| Convention centers                                                                                      | SPU            | P              | P                     |                       | P              | P              |
| Bus terminals and stations, transportation and transit facilities                                       | SPU            | P              | P                     | P                     | P              | P              |
| Drive-in and drive-through facilities associated with an allowed use                                    | SPU            | P              | P                     |                       | P              | P              |
| Telecommunications structures and equipment, subject to the provisions of Chapter 16.75 LMC             |                | P              | P                     | P                     | P              | P              |
| Small animal clinics or veterinary hospitals                                                            | P <sup>9</sup> | P <sup>9</sup> |                       |                       | P <sup>9</sup> | P <sup>9</sup> |
| Pet grooming                                                                                            | P              | P              | P                     | P                     | P              | P              |
| Boat marinas                                                                                            |                |                |                       |                       |                | P              |
| Microbrewery/winery                                                                                     |                | SPU            |                       |                       | SPU            |                |
| Religious assembly and institutions, community centers                                                  | P <sup>7</sup> | P              |                       |                       | P              | P              |
| Public safety facility                                                                                  |                | P              | SPU                   |                       | SPU            | P              |

1. See LMC 19.44.050 for further clarification on what is a permitted use within the regional commercial district.

2. See LMC 19.44.040 for further clarification on what is a permitted use within the neighborhood commercial district.

3. Providers of ambulance services need a special property use permit.

4. Motels/hotels and lodging facilities shall have a minimum of 40 guest rooms.

5. Bed and breakfast inns must be located above the first floor in the D-C district.

6. No outdoor display of motorized vehicles is allowed.

7. In the D-C district any property use intended to primarily provide meeting areas for secular and nonsecular uses without an ongoing active ground floor use is prohibited. An “active ground floor use” means a retail, business, or entertainment use where persons come and go on a constant and frequent basis.
8. No ground floor residential.
9. The medical care and services administered to animals shall occur only within the confines of the principal building located on the premises.
10. These uses are not allowed within 700 feet of the centerline of the west end of the city street named Mark Morris Court.
11. Brewpubs are permitted outright only in conjunction with LMC 19.44.050(4), Sit-down restaurants with a minimum enclosed floor area of 5,000 square feet.
12. These uses are only allowed in the O/C district if they are located west of 12th Avenue, except Assessor’s Parcel Number 08749 is allowed to have these uses also.
13. Per LMC 19.44.050.
14. Per LMC 19.44.040.
15. City water, sewer, and drainage pump stations are permitted outright in all commercial districts and are not subject to setback requirements of this chapter.

**Section 4.** That Section 19.58.020 “Uses” of Chapter 19.58 Industrial Zoning Districts, of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

#### **19.58.020 Uses.**

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

| Table 19.58.020-1. Permitted uses in industrial zones.                                                                                                                                                                                                                                                                                                                              |             |    |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|-----|
| Use                                                                                                                                                                                                                                                                                                                                                                                 | LI-A<br>& B | HI | C/I |
| Light manufacturing and fabrication                                                                                                                                                                                                                                                                                                                                                 | P           | P  | P   |
| Warehousing and storage including cold storage                                                                                                                                                                                                                                                                                                                                      | P           | P  | P   |
| Wholesale distribution                                                                                                                                                                                                                                                                                                                                                              | P           | P  | P   |
| Wholesale trade of durable goods including but not limited to: motor vehicle parts and supplies; furniture and home furnishings; lumber and other construction materials; professional and commercial equipment and supplies; metal and mineral (except petroleum); electrical goods; hardware, and plumbing and heating equipment and supplies; machinery, equipment, and supplies | P           | P  | P   |
| Wholesale trade of nondurable goods including but not limited to: druggists’                                                                                                                                                                                                                                                                                                        | P           |    | P   |

| Table 19.58.020-1. Permitted uses in industrial zones.                                                                                                                                                                                                                         |             |                |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|-------|
| Use                                                                                                                                                                                                                                                                            |             |                |       |
|                                                                                                                                                                                                                                                                                | LI-A<br>& B | HI             | C/I   |
| sundries; apparel, piece goods, and notions; groceries and related products; beer, wine, and distilled alcoholic beverages; paint, varnish, and supplies                                                                                                                       |             |                |       |
| Wholesale trade of paper and paper products                                                                                                                                                                                                                                    | P           | P              | P     |
| Product processing and packaging                                                                                                                                                                                                                                               | P           | P              | P     |
| Industrial and commercial machinery and equipment rental and leasing                                                                                                                                                                                                           | P           |                | P     |
| Industrial and commercial machinery and equipment repair and maintenance                                                                                                                                                                                                       | P           | P              | P     |
| Industrial and commercial support services                                                                                                                                                                                                                                     | P           |                | P     |
| Construction and contracting operations                                                                                                                                                                                                                                        | P           | P              | P     |
| Parcel delivery services                                                                                                                                                                                                                                                       | P           | P              | P     |
| Feed and seed stores                                                                                                                                                                                                                                                           | P           |                | P     |
| Building material wholesale and retail sales, including incidental sales of white goods                                                                                                                                                                                        | P           | P              | P     |
| Research, development, and testing services                                                                                                                                                                                                                                    | P           | P              | P     |
| Data centers                                                                                                                                                                                                                                                                   | P           | P              | P     |
| Veterinary offices and clinics requiring outside animal runs and dog kennels/boarding                                                                                                                                                                                          | P           |                | P     |
| Offices and institutions serving industrial workers                                                                                                                                                                                                                            | P           |                | P     |
| Energy production                                                                                                                                                                                                                                                              |             | P              |       |
| Manufacturing and fabrication with significant operations in an unenclosed area                                                                                                                                                                                                | SPU         | P              |       |
| Corporate office headquarters                                                                                                                                                                                                                                                  | P           | SPU            | P     |
| Offices, operation and/or maintenance facilities for utility providers                                                                                                                                                                                                         | P           | P              | P     |
| Marine/port industrial related activities including but not limited to: cargo handling of vehicles, forest products, steel and other bulk, non-bulk commodities; grain terminals; vehicle processing and storage; truck, marine and air freight terminals and dispatch centers |             | P              |       |
| Railroad yards                                                                                                                                                                                                                                                                 |             | P              |       |
| Railroad service                                                                                                                                                                                                                                                               | P           | P              |       |
| Caretaker dwelling                                                                                                                                                                                                                                                             | SPU         |                | SPU   |
| Day care centers                                                                                                                                                                                                                                                               | SPU         | SPU            | P     |
| Vocational schools                                                                                                                                                                                                                                                             | P           | SPU            | P     |
| Parks and public playgrounds, including public facilities for athletic events                                                                                                                                                                                                  | P           | P <sup>4</sup> | P     |
| Athletic, health and racket clubs                                                                                                                                                                                                                                              | P           |                | P     |
| Religious and secular assembly uses                                                                                                                                                                                                                                            |             |                | SPU   |
| Public utility structures <sup>7</sup>                                                                                                                                                                                                                                         | P           | P              | P     |
| Recreational Vehicle Park per LMC Chapters 19.65 and 19.90                                                                                                                                                                                                                     |             | P <sup>5</sup> | SPU P |



| Table 19.58.020-1. Permitted uses in industrial zones.                                                                                                                                    |                      |                      |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| Use                                                                                                                                                                                       |                      |                      |                      |
|                                                                                                                                                                                           | LI-A<br>& B          | HI                   | C/I                  |
| Manufactured home sales                                                                                                                                                                   | P                    |                      | P                    |
| Mini-storage and RV storage                                                                                                                                                               | P                    |                      | P                    |
| Heavy equipment and truck sales, service, and repair                                                                                                                                      | P                    | P                    | P                    |
| Motor vehicle dealers, new and used, including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment                                                                 |                      |                      | P                    |
| Vehicle towing and storage services                                                                                                                                                       | P                    |                      | P                    |
| Motor vehicle rental, repair or service including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment including charging stations for electricity-powered vehicles | P                    |                      | P                    |
| Service stations for vehicle fleets including retail cardlock facilities                                                                                                                  | P                    |                      | P                    |
| Mortuaries                                                                                                                                                                                |                      |                      | P                    |
| Office equipment and home appliance sales, rental, service, and repair                                                                                                                    |                      |                      | P                    |
| Printing, publishing and lithographic shops                                                                                                                                               | P                    |                      | P                    |
| Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services                                                                                                   |                      |                      | P                    |
| Services to buildings (including dwellings), cleaning and exterminating                                                                                                                   | P                    |                      | P                    |
| Incidental retail sales of durable products fabricated on site                                                                                                                            | P                    | P                    | P                    |
| Convenience store, restaurant, branch banks (drive-up and drive-through service is allowed)                                                                                               |                      |                      | P                    |
| Large scale commercial development per LMC 19.58.090                                                                                                                                      |                      |                      | P                    |
| Legally existing commercial and industrial uses and structures                                                                                                                            | P                    | P                    | P                    |
| Outdoor agriculture activities                                                                                                                                                            |                      | P                    |                      |
| Indoor crop production (e.g., hydroponics business, plant nursery)                                                                                                                        | P                    | P                    | P                    |
| Recreational marijuana retail outlets per LMC 19.58.120                                                                                                                                   |                      |                      | P                    |
| Recreational marijuana producers and processors per LMC 19.58.120                                                                                                                         | P                    | P                    | P                    |
| Adult entertainment establishments                                                                                                                                                        | P –<br>See<br>note 1 | P –<br>See<br>note 1 | P –<br>See<br>note 1 |
| Wireless facilities <sup>2</sup>                                                                                                                                                          | See<br>note 2        | See<br>note 2        | See<br>note 2        |
| Vehicle wrecking yards licensed per Chapter 46.80 RCW and junkyards <sup>3</sup>                                                                                                          | SPU<br>in LI-<br>A   | P                    |                      |
| Brewery/winery                                                                                                                                                                            | P                    | P                    |                      |
| Microbrewery/winery                                                                                                                                                                       | P                    |                      | P                    |
| Brewpub only in conjunction with a full-serve sit-down restaurant                                                                                                                         |                      |                      | P                    |

| Table 19.58.020-1. Permitted uses in industrial zones.         |             |    |     |
|----------------------------------------------------------------|-------------|----|-----|
| Use                                                            |             |    |     |
|                                                                | LI-A<br>& B | HI | C/I |
| Indoor shooting range subject to LMC 19.58.110                 | P           | P  | P   |
| Bowling centers with a minimum of 32 indoor lanes <sup>6</sup> |             |    | P   |
| Public safety facility                                         | P           | P  | P   |

Notes:

1Adult entertainment establishments are only permitted if they meet the criteria and standards contained within Chapter 19.70 LMC.

2Please see Chapter 16.75 LMC for wireless communication locations, standards and requirements.

3Vehicle wrecking yards and junkyards must meet the criteria and standards given in LMC 19.58.100.

4Only public parks and playgrounds in existence as of January 1, 2015, are permitted.

5Only recreational vehicle parks that are associated with a public park are permitted in the heavy industrial district.

6Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.

7City water, sewer, and drainage pump stations are permitted outright in all industrial districts and are not subject to setback requirements of this chapter.

**Section 5.** A new chapter, 19.65 Recreational Vehicle Parks is added the Longview Municipal Code, to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

### **Chapter 19.65 Recreational Vehicle Parks**

#### **19.65.010 Applicability**

#### **19.65.020 Purpose.**

#### **19.65.030 Standards – General.**

#### **19.65.040 Applicable Cowlitz County Health Standards.**

#### **19.65.010 Applicability.**

This chapter applies to all new and expanding recreational vehicle parks.

#### **19.65.020 Purpose.**

The purpose of this chapter is to provide design standards that ensure recreational vehicle parks are located, developed and occupied in a manner that will protect the health, safety, general welfare and convenience of the occupants and the citizens of the City of Longview.

#### **19.65.030 Standards – General.**

The minimum design standards for recreational vehicle parks shall be as follows:

- (1) Size. The minimum area for a recreational vehicle park shall be one acre.
- (2) Recreational Vehicle Site Size. Each individual recreational vehicle site shall be not less than 750 square feet in size.
- (3) Parking. At least one parking space shall be provided at each recreational vehicle site. At least one additional parking space for each 20 recreational vehicle sites shall be provided for visitor parking in the park.
- (4) Occupancy. No one unit shall occupy a site for more than thirty consecutive days per year. This standard shall not permit a unit to be moved off-site for one day or so and moved back in thereafter. No space within a recreational vehicle park shall be occupied for any purpose other than those expressly allowed in the approved site plan.
- (5) Caretaker's Residence. One caretaker's residence and/or office facility for the owner or operator of the recreational vehicle park may be allowed. Except for the park owner's or caretaker's residence, no manufactured home or mobile home shall be occupied, stored, or parked in a recreational vehicle park or campground. No manufactured home or mobile home unit shall be used for commercial, assembly, or accessory use within a recreational vehicle park.
- (6) Internal Park Roads. All internal park roads shall be privately owned and maintained. All park roads shall be constructed to LMC Chapter 18.10.100 for emergency vehicle access. All roads shall be paved with asphalt or concrete unless otherwise specifically approved. All roads, access driveways, unit sites, and vehicle parking spaces shall be surfaced to provide drainage and to avoid dust.
- (7) Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.
- (8) Attachments – outdoor storage. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a RV space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed. Nothing in this subsection shall conflict with the Americans with Disabilities Act requirements, where applicable, for access to an individual recreational vehicle.
- (9) Fences and Walls. No fence or wall shall be erected between unit spaces, except a retaining wall or a guardrail may be installed for safety purposes.
- (10) Lighting. All security or safety lighting shall be designed, hooded, and placed in a manner that does not cause direct light or glare to trespass onto any property located outside the boundaries of the recreational vehicle park, or interfere with the motoring public on adjacent roads.
- (11) Utilities. Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground. In all cases, RV parks shall be required to be served by public sewer and water systems.
- (12) Setbacks. All unit sites shall be located at least twenty-five feet from any park boundary line abutting upon a public street. All unit sites shall be located at least five feet from any park boundary that does not abut a public street. Where there is a conflict between the setback

standards of the specific zoning district and setback standards contained herein, the greater setback distance shall apply.

#### 19.65.040 Applicable Cowlitz County Health Standards.

Cowlitz County has health regulations that apply to recreational vehicle parks whether the park is in an unincorporated or an incorporated area (Cowlitz County Code Chapter 18.56 Campground and Recreation Facilities). They are “Section 18.56.090 Health standards applicable county-wide” and “Section 18.56.140 Annual operating permit required –Inspections and records.” Where there is a conflict between the county health regulations and regulations contained in this chapter, the more restrictive regulation shall apply.

**Section 6.** That Section 19.90.015 “Definitions” of Chapter 19.90 Binding Site Plans, of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

#### 19.90.015 Definitions.

“Binding site plan” means a drawing to a scale specified by local ordinance which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and (3) contains provisions making any development be in conformity with the site plan.

“Type A binding site plan” means a binding site plan proposed for the sale or for lease of commercially or industrially zoned property. Type A binding site plans are approved administratively.

“Type B binding site plan” means a binding site plan proposed for the sale or lease of residential property either in a manufactured home park, ~~travel-trailer~~ recreational vehicle park or condominiums. Type B binding site plans are approved by the planning commission after an open-record hearing.

**Section 7.** That Section 19.90.020 “Applicability of Provisions” of Chapter 19.90 Binding Site Plans, of the Longview Municipal Code shall be, and is hereby amended to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

#### **19.90.020 Applicability of provisions.**

This chapter applies to the following:

(1) An alternative method of subdividing land for sale or lease of property in the commercial or industrial zone classifications;

- (2) Condominiums authorized under Chapter 64.34 RCW and where allowed in the zoning code;  
and  
(3) Manufactured home parks where allowed in the zoning code.  
(4) Recreational Vehicle Parks where allowed in the zoning code

**Section 8.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 9.** That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

**Section 10.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 11.** This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2019.

Approved by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

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James McNamara  
City Attorney

Published: \_\_\_\_\_