

ORDINANCE NO. 3377

AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON AMENDING LMC TABLE 19.58.020-1 TO ADDRESS THE SITING OF DATA CENTERS IN THE LI-A&B, HI, AND C/I ZONES

WHEREAS, over the last two years, the city has received several inquiries about locating data centers in the City of Longview. The zoning code currently does not list “data centers” as a permitted use in any of its zoning districts; and

WHEREAS, data centers are defined as a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices; and

WHEREAS, the proposal also include eliminating the term “technology centers” from the list of permitted uses in the industrial district. Technology centers typically refer to geographic locations (e.g. Silicon Valley in California) or to large academic centers such as universities. It is a general, non-specific term that typically does not refer to an individual building or land use; and

WHEREAS, on March 14, 2018 the Planning Commission held a public hearing on the proposal. One person from the public commented on the proposal. Following the public hearing, the Planning Commission unanimously voted to recommend approval; 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 February 28, 2018. The comment period for the SEPA checklist ended on March 14, 2018.

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

Section 1. That Chapter 19.58, Table 19.58.020-1 Permitted Uses in Industrial Zones, 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.

Use	LI-A & 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' sundries; apparel, piece goods, and notions; groceries and related products; beer, wine, and distilled alcoholic beverages; paint, varnish, and supplies	P		P
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, and technology centers	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		P	

Table 19.58.020-1. Permitted uses in industrial zones.

Use	LI-A & B	HI	C/I
commodities; grain terminals; vehicle processing and storage; truck, marine and air freight terminals and dispatch centers			
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 ⁴	P
Athletic, health and racket clubs	P		P
Religious and secular assembly uses			SPU
Public utility structures ⁷	P	P	P
Recreational vehicle park		P ⁵	SPU
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

Table 19.58.020-1. Permitted uses in industrial zones.

Use	LI-A & B	HI	C/I
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 – See note 1	P – See note 1	P – See note 1
Wireless facilities ²	See note 2	See note 2	See note 2
Vehicle wrecking yards licensed per Chapter 46.80 RCW and junkyards ³	SPU in LI- A	P	
Brewery/winery	P	P	
Microbrewery/winery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant			P
Indoor shooting range subject to LMC 19.58.110	P	P	P
Bowling centers with a minimum of 32 indoor lanes ⁶			P
Public safety facility	P	P	P

Notes:

1. Adult entertainment establishments are only permitted if they meet the criteria and standards contained within Chapter 19.70 LMC.
2. Please see Chapter 16.75 LMC for wireless communication locations, standards and requirements.
3. Vehicle wrecking yards and junkyards must meet the criteria and standards given in LMC 19.58.100.
4. Only public parks and playgrounds in existence as of January 1, 2015, are permitted.
5. Only recreational vehicle parks that are associated with a public park are permitted in the heavy industrial district.
6. Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.
7. City water, sewer, and drainage pump stations are permitted outright in all industrial districts and are not subject to setback requirements of this chapter.

Section 2. 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 3. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 4. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. 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 _____, 2018.

Approved by the Mayor this ____ day of _____, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara
City Attorney

Published: _____