

LONGVIEW MUNIPAL CODE

Title 19 Zoning – Chapter 19.44 Commercial Zoning Districts

19.44.090 General provisions.

- (1) Every principal structure shall front on or be located on property that fronts upon a street dedicated to and maintained by a municipal corporation. The amount of frontage required is given in Table 19.44.070-1.
- (2) All driveways, parking areas, and pedestrian ways shall be surfaced with an all-weather surface. Curb and gutter shall be provided where required by the street design standards.
- (3) Every land use hereafter erected or enlarged within the commercial districts (D-C, CBD, RC, NC, GC and O/C) shall provide off-street automobile parking and truck loading and unloading facilities as required by applicable sections of Chapter [19.78](#) LMC.
- (4) Corner Lots. Landscaping, screening, fencing, equipment and materials shall not be located on corner lots so as to create sight obstructions at intersections. Appropriate sight distance shall be maintained in accordance with LMC and city engineering standards to the satisfaction of the public works director or their designee.
- (5) Stormwater Management and Erosion Control. Stormwater runoff and erosion control shall be as set forth in Chapter [17.80](#) LMC and all other applicable statutes.
- (6) Lighting. Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.
- (7) Outdoor Storage and Product Display. Product display and outdoor storage shall be located only in designated areas as illustrated on an approved site plan and shall not block required pedestrian pathways, vehicular circulation routes or parking areas and shall not negatively impact public safety.
- (8) Screening of Mechanical Equipment. Rooftop mechanical equipment shall be screened in a manner that is incorporated in the architectural form of the building. Mechanical equipment located on the ground shall be screened by fencing and/or landscaping.
- (9) Loading Areas, Refuse Receptacles. Solid waste and recycling receptacles, service areas and loading docks shall be screened from adjacent residential properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles. Screening may include landscaping, walls, fences, topographic changes, buildings, horizontal separation, or any combination thereof. Overhead doors and loading docks shall not face gateways, arterial or collector streets unless completely screened from view and shall not be located in required front yards.

(10) Offensive Activities. No use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of excessive odors, noise, sound, vibrations, electrical and/or magnetic interference, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials in a manner inconsistent with RCW Title [70](#) as presently constituted or as may be subsequently amended. (Ord. 3202 § 14, 2012).