



## Chapter 19.63 MANUFACTURING DISTRICT, M-2

### Sections:

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#### **19.63.010 Permitted and prohibited uses.**

In the manufacturing district, M-2, all buildings and premises may be used for any use except the following:

Single-family dwellings, multifamily dwellings, apartment houses, hotels, roominghouses, auto courts, motels and trailer parks except a caretakers' apartment shall be allowed for any business within this district, except gasoline service stations; provided the apartment is within the same structure as the business and is occupied by the owner or his employee whose duty it shall be to care for, watch and guard the property, particularly at such times as the structure may not be open for business. That apartment shall not be rented or occupied by any party not employed in the main business occupying the property.

In addition to the permitted uses specifically allowed under this section, wood waste materials in excess of 10 percent may be used as landfill material upon approval of the appeal board of adjustment in the manner provided in Chapter [19.12](#) LMC, subject to the standards and guidelines therein and hereafter set forth, after complying with the conditions of LMC [16.08.131](#). (Ord. 1964 § 2, 1979; Ord. 1334, 1967).

#### **19.63.020 Off-street parking space.**

Every land use hereafter erected or enlarged within the manufacturing district, M-2, shall provide off-street automobile parking and truck loading and unloading facilities as required by applicable sections of Chapter [19.78](#) LMC. (Ord. 1415 § 17, 1969; Ord. 1334, 1967).

#### **19.63.025 Special event tent sales permitted.**

Tents for special event sales by local retail merchants; provided, that such tents are erected on the same property on which the merchant has his regular place of business or on a parking lot adjoining the merchant's regular place of business to which the merchant's customers normally have access. Additionally, established merchants having a regular place of business within the city limits of Longview may apply for a special event satellite tent sale in conjunction with another place of business; provided, that the applicant provides a signed agreement statement from the host business and a plot plan illustrating the location of the tent in relationship to other structures on and abutting the property; the special event sale does not impact the host business's required off-street parking facilities; and the proposed sale of items is consistent with the permitted uses of the zone in which it is located. Subject to the following:

(1) Any such tent is fire-retardant and meets all applicable life safety and access requirements of LMC Title 18;

(2) That special sales are limited to a total of not more than 30 days in any calendar year per business, and not more than 10 successive days per sales event. Events held at a host location shall be included in the host business's total allowable special event sale days; and

(3) Approval for such special event sale has first been granted by the city manager and the administrative fire chief. (Ord. 2643 § 7, 1996).

#### **19.63.026 Fronting on street – Requirement.\***

Every principal structure shall front on or be located on property which fronts upon a street dedicated to and maintained by a municipal corporation. (Ord. 2647 § 8, 1997).

\*Code reviser's note: Ord. 2647 added this section as LMC 19.63.025. It has been editorially renumbered to avoid duplicate section numbers.

#### **19.63.030 Hazardous waste treatment and/or storage facilities.**

Any on-site or off-site hazardous waste treatment and/or storage facility shall be required to meet the siting criteria requirements as established by Chapter 70.105 RCW, as the same now exists or is hereafter amended. (Ord. 2322 § 9, 1988).

#### **19.63.040 Signs.**

Signs are permitted as provided in Chapter 16.13 LMC; provided, that all signs shall relate to the business of the occupant of the premises on which the sign is located and for which a current business license exists. Outdoor advertising structures, as defined in Chapter 16.40 LMC, located in the manufacturing district, M-2, shall be subject to the provisions of Chapter 16.40 LMC. (Ord. 2839 § 12, 2002; Ord. 2811 § 5, 2001).



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