

**ORDINANCE NO. 2024-46**

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,  
AMENDING CHAPTERS 23.22 AND 23.26 OF THE RICHLAND  
MUNICIPAL CODE TO ESTABLISH THE HORN RAPIDS  
EMPLOYMENT CENTER AND PROHIBIT MINI-WAREHOUSES  
THEREIN.**

**WHEREAS**, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to bring it into alignment with best practices; and

**WHEREAS**, The City of Richland annexed the land to be known as the Horn Rapids Employment Center into its boundaries through an annexation recorded in September of 1967, Ordinance number 428; and

**WHEREAS**, the City has identified the Horn Rapids Employment Center to be an area for significant employment opportunities; and

**WHEREAS**, the City has determined that the mini-warehouse use type does not meet the goal of providing significant employment opportunities.

**NOW, THEREFORE, BE IT ORDAINED** by the City of Richland as follows:

Section 1. Subsection 23.22.030 of the Richland Municipal Code, entitled Commercial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

**23.22.030 Commercial use districts permitted land uses**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
<b>Agricultural Uses</b>								
Raising Crops, Trees, Vineyards								P
<b>Automotive, Marine and Heavy Equipment</b>								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	S <sup>1</sup>			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P <sup>28</sup>
Car Wash – Automatic or Self-Service		P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	S <sup>2</sup>			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S <sup>3</sup>				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P <sup>4</sup>	P	S <sup>4</sup>			
Vehicle Sales			P <sup>4</sup>	P	S <sup>4</sup>			
Warehousing, Wholesale Use				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
<b>Business and Personal Services</b>								
Animal Shelter				S <sup>5</sup>				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P <sup>5</sup>				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S <sup>5</sup>				
Hospital/Clinic – Small Animal			S <sup>5</sup>	P <sup>5</sup>	P			
Laundry/Dry Cleaning, Com.				P	P <sup>29</sup>			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P <sup>6, 31</sup>				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
<b>Food Service</b>								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P <sup>7</sup>	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors <sup>26</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>28</sup>
Restaurants/Drive-Through		S <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	S <sup>8, 9</sup>	S <sup>8, 9</sup>		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants/Lounge		P <sup>7</sup>	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P <sup>7</sup>	P	P	P	P	P	P
Vehicle-Based Food Service		P <sup>30</sup>	P <sup>30</sup>	P <sup>30</sup>	P <sup>30</sup>	P <sup>30</sup>		
Wineries – Tasting Room		P <sup>7</sup>	P	P	P	P	P	P
<b>Industrial/Manufacturing Uses</b>								
Laundry and Cleaning Plants				P				P <sup>28</sup>
Light Manufacturing Uses				P				P <sup>28</sup>
Warehousing and Distribution Facilities				P				P <sup>28</sup>
Wholesale Facilities and Operations				P				P <sup>28</sup>
Wineries – Production				P				P
<b>Office Uses</b>								
Financial Institutions	P	P/S <sup>22</sup>	P	P	P/S <sup>22</sup>	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P <sup>28</sup>
Office – Corporate	P		P	P	P	P		P <sup>28</sup>
Office – General	P	P	P	P	P	P		P <sup>28</sup>
Office – Research and Development	P		P	P	P			P <sup>28</sup>
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P <sup>28</sup>
Travel Agencies	P	P	P	P	P	P		
<b>Public/Quasi-Public Uses</b>								
Churches	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P	P <sup>10</sup>		
Clubs or Fraternal Societies	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>		
Cultural Institutions	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>		P <sup>10</sup>	P <sup>10</sup>		P <sup>10</sup>
General Park O&M Activities	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Hospitals	P		P	P	P			
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P	P	P	P
Schools	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>		
Schools, Alternative	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
<b>Recreational Uses</b>								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S <sup>7</sup>	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	
Recreational Vehicle Campgrounds				S <sup>15</sup>			S <sup>15</sup>	
Recreational Vehicle Parks				S <sup>16</sup>			S <sup>16</sup>	
Stable, Public				S <sup>17</sup>				
Theater		P <sup>7</sup>	P	P	P	P	P	P
<b>Residential Uses</b>								
Accessory Dwelling Unit		A	A	A	A	A		A

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Apartment, Condominium (3 or more units)	P		P <sup>18</sup>		P	P		
Assisted Living Facility	P		P		P <sup>18</sup>	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P <sup>25</sup>		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P <sup>28</sup>
Emergency Housing	P		P	P	P	P	P	P
Emergency Shelters	P		P	P	P	P	P	P
Family Day Care Home	P <sup>19</sup>					P <sup>19</sup>		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P <sup>18</sup>	P		
Permanent Supportive Housing	P		P	P	P	P	P	P
Recreational Club	A				A	A		
Senior Housing	P				P <sup>18</sup>	P		
Temporary Residence	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>		P
Transitional Housing	P		P	P	P	P	P	P
<b>Retail Uses</b>								
Adult Use Establishments				P <sup>21</sup>				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S <sup>22</sup>	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
<b>Miscellaneous Uses</b>								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S <sup>23</sup>	P/S <sup>23</sup>	S <sup>23</sup>			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A <sup>24</sup>	A <sup>24</sup>	P <sup>24</sup>				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A <sup>28</sup>

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053

- 8. RMC 23.42.047
- 9. RMC 23.42.055
- 10. RMC 23.42.050
- 11. RMC 23.42.200
- 12. RMC 23.42.250
- 13. RMC 23.42.260
- 14. RMC 23.42.100
- 15. RMC 23.42.230
- 16. RMC 23.42.220
- 17. RMC 23.42.190
- 18. Use permitted on upper stories of multistory buildings, if main floor is used for commercial or office uses.
- 19. RMC 23.42.080
- 20. RMC 23.42.110
- 21. RMC 23.42.030
- 22. Use permitted, requires special use permit with drive-through window.
- 23. Chapter 23.62 RMC
- 24. RMC 23.42.180
- 25. RMC 23.18.025
- 26. See definition, RMC 23.06.780.
- 27. RMC 23.42.185
- 28. Activities permitted only when directly related to and/or conducted in support of winery operations.
- 29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
- 30. RMC 23.42.325
- 31. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 2. Richland Municipal Code Section 23.22.040, entitled Site requirements and development standards for commercial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2024-38, is hereby amended to read as follows:

**23.22.040 Site requirements and development standards for commercial use districts.**

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units:square feet)	1:1,500	N/A	N/A	N/A	None	1:1,000	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A



<b>Standard</b>	<b>C-LB</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>CBD</b>	<b>WF</b>	<b>CR</b>	<b>CW</b>
Minimum Front Yard Setback <sup>14</sup>	20 feet	45 feet <sup>1</sup>	0 feet <sup>2</sup>	0 feet <sup>2</sup>	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. <sup>3,11,13</sup> Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet <sup>6</sup>	0 feet <sup>7</sup>	None	None	0 feet <sup>6,8</sup>	0 feet <sup>5,9</sup>	0 feet	0 feet <sup>6,8</sup>
Minimum Rear Yard Setback	0 feet <sup>6,8</sup>	0 feet <sup>7</sup>	None	None	0 feet <sup>6,8</sup>	0 feet <sup>5,8,10</sup>	0 feet	0 feet <sup>6,8</sup>
Maximum Building Height <sup>14, 15</sup>	55 feet	30 feet	80 feet	80 feet	CBD: 110 feet Medical: 140 feet Parkway: 50 feet Uptown: 50 feet	55 feet <sup>12</sup>  Columbia Point North: 100 feet	35/55 feet <sup>12</sup>	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.

4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 55 feet unless located within the Columbia Point North District established by footnote no. 15 (below) and depicted on Plate No. 4.

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

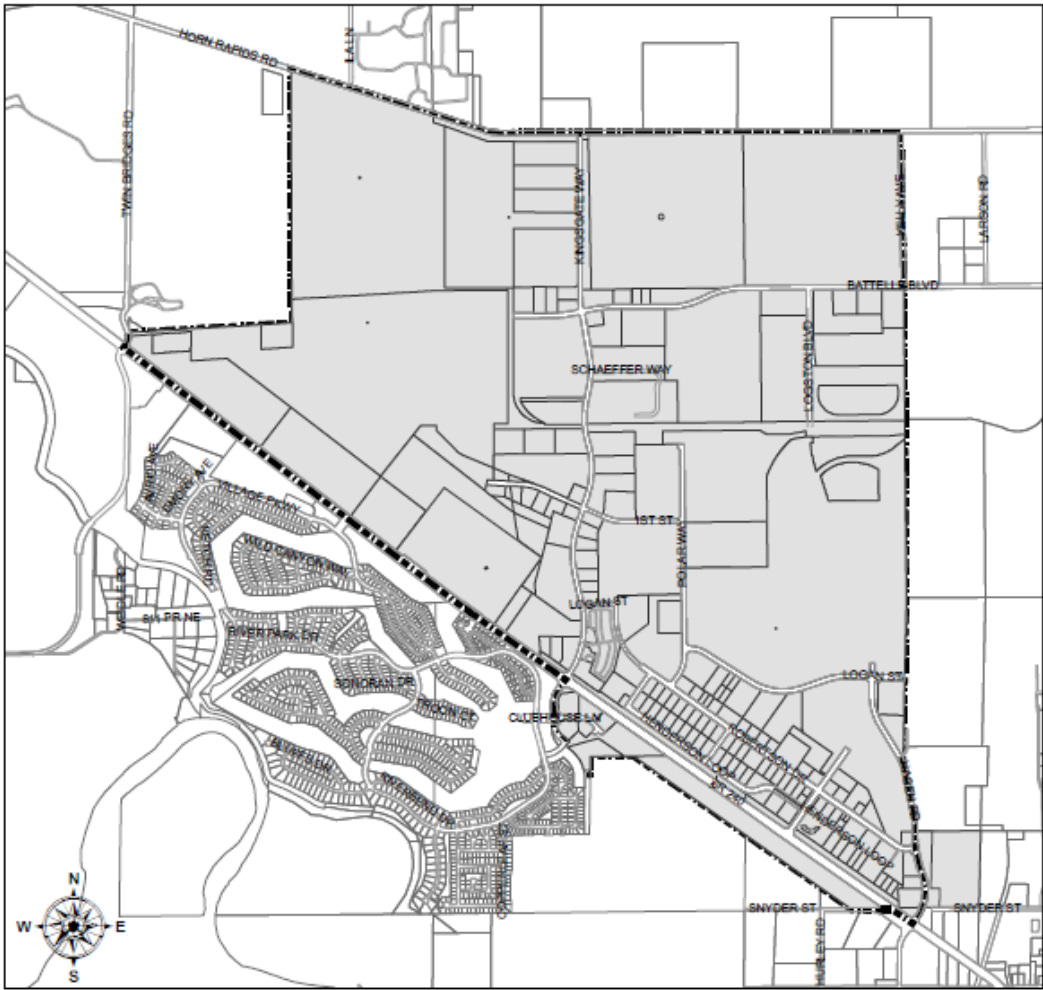
15. The Columbia Point North District of the Waterfront Zoning District is established as shown by Plate 23.22.040(4).

16. The Horn Rapids Employment Center is established as shown by Plate 23.22.040(5).

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**PLATE NO. 5 - 23.22.040**

**PLATE 5**



**HORN RAPIDS EMPLOYMENT CENTER**

Section 3. Richland Municipal Code Section 23.26.030, entitled Industrial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

**23.26.030 Industrial use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
<b>Automotive, Marine and Heavy Equipment Uses</b>		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S <sup>1</sup>
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P <sup>2</sup>	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P

<b>Land Use</b>	<b>I-M</b>	<b>M-2</b>
Marine Repair	P	P
Towing, Vehicle Impound Lots	P <sup>3</sup>	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
<b>Business and Personal Services</b>		
Animal Shelter	S <sup>4</sup>	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P <sup>5</sup> , <a href="#">15</a>	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
<b>Food Service</b>		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P <sup>6</sup>	A <sup>6</sup>
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	

<b>Land Use</b>	<b>I-M</b>	<b>M-2</b>
Wineries	P	
<b>Industrial/Manufacturing Uses</b>		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S <sup>7</sup>	S <sup>7</sup>
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
<b>Office Uses</b>		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
<b>Public/Quasi-Public Uses</b>		
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>8</sup>	P <sup>8</sup>
Public Agency Buildings	P <sup>8</sup>	P <sup>8</sup>
Public Agency Facilities	P <sup>8</sup>	P <sup>8</sup>
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P

<b>Land Use</b>	<b>I-M</b>	<b>M-2</b>
<b>Recreational Uses</b>		
Commercial Recreation, Outdoor	S <sup>9</sup>	
<b>Residential Uses</b>		
Accessory Dwelling Unit	A	
Day Care Center	S <sup>10</sup>	
Dwelling Units for a Resident Watchman or Custodian	A	A
Emergency Housing	S	S
Emergency Shelters	S	S
Hotels or Motels	S	S
Permanent Supportive Housing	S	S
Temporary Residence	P <sup>11</sup>	P <sup>11</sup>
Transitional Housing	S	S
<b>Retail Uses</b>		
Adult Use Establishments	P <sup>12</sup>	
Airport, Commercial	P	
Parking Lot or Structure	P	P
<b>Miscellaneous Uses</b>		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	P <sup>13</sup>	P <sup>13</sup>
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	P <sup>14</sup>	P <sup>14</sup>
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047



- 7. RMC 23.42.070
- 8. RMC 23.42.200
- 9. RMC 23.42.175
- 10. RMC 23.42.080
- 11. RMC 23.42.110
- 12. RMC 23.42.030
- 13. Chapter 23.62 RMC
- 14. RMC 23.42.180
- 15. [Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.](#)

Section 4. Richland Municipal Code Section 23.26.040, entitled Site requirements for industrial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended to read as follows:

**23.26.040 Site requirements for industrial use districts.**

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

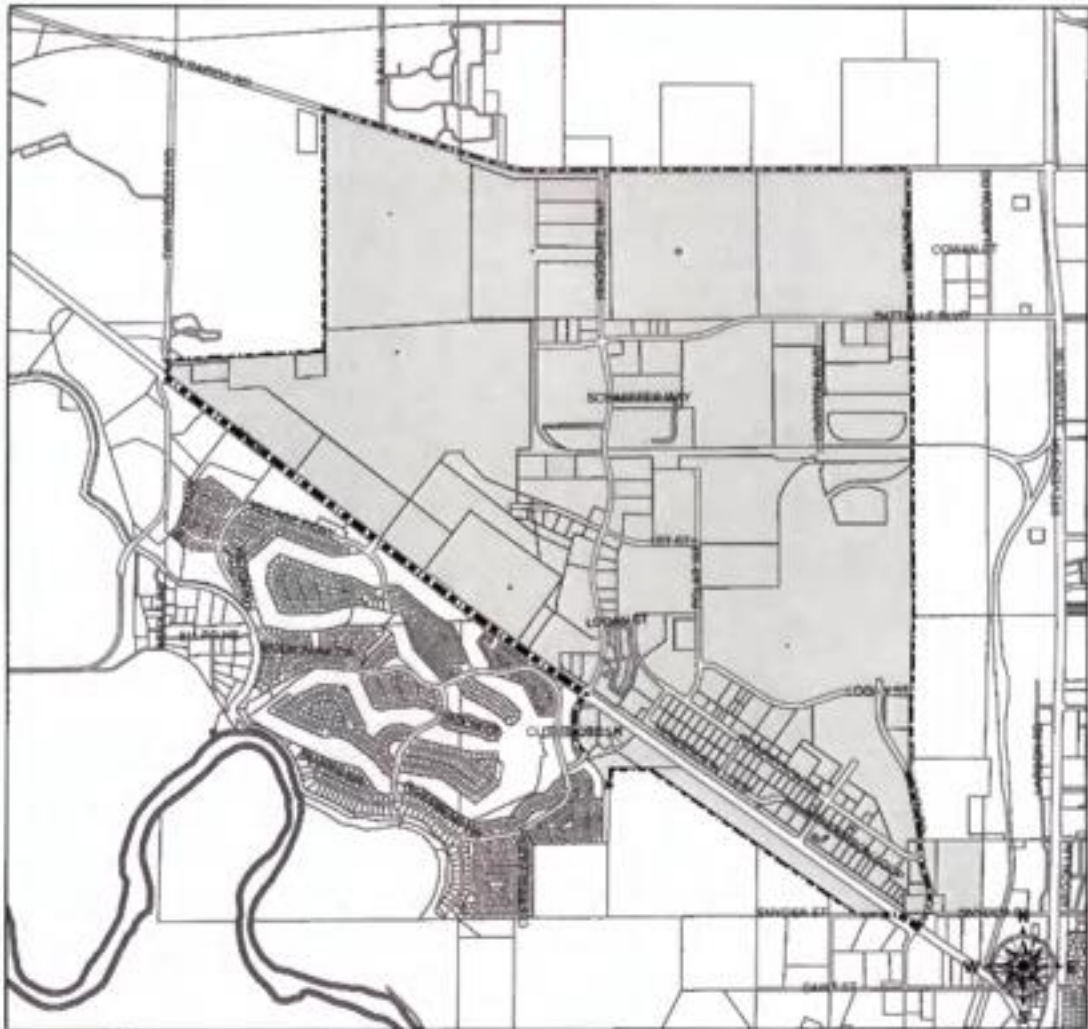
Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet <sup>1</sup>	0 feet <sup>1</sup>
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet <sup>2</sup>	None

- 1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
- 2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
  - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
  - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
  - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

[3. The Horn Rapids Employment Center is established as shown by Plate 23.26.040\(1\).](#)

## PLATE NO. 1 - 23.26.040

### PLATE 1



## HORN RAPIDS EMPLOYMENT CENTER

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 7. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

**PASSED** by the City Council of the City of Richland, Washington, at a regular meeting on the 7<sup>th</sup> day of January, 2025.

  
Theresa Richardson, Mayor

Attest:

  
Jennifer Rogers, City Clerk

Approved as to Form:

  
Heather Kintzley, City Attorney

First Reading: December 17, 2024  
Second Reading: January 7, 2025  
Date Published: January 12, 2025