

18.18.010 Purpose.

A. The following manufacturing districts are established; properties so designated shall be subject to the provisions contained in this chapter:

1. M-1, light manufacturing district.
2. M-2, heavy manufacturing district.

B. Designation and Purpose. The manufacturing districts are intended to provide appropriately located areas for various commercial services, manufacturing enterprises, industrial establishments and research developments that enhance the city’s economic base and provide jobs for residents of the area, while at the same time ensuring a high quality of life free from noise, odors, dust, smoke, heavy traffic congestion and air and water pollution. In addition to this intent, each manufacturing district has its own specific and unique intent as follows:

1. M-1, light manufacturing district: The M-1 district is intended to provide areas for light manufacturing and limited service commercial uses that are complementary and are not detrimental to neighboring commercial and residential districts. Typical uses in this district include assembling and manufacturing of products from previously prepared material, and may include planned industrial parks which are designed to ensure compatibility between the industrial operations therein and the existing activities and character of the community in which the park is located.

2. M-2, heavy manufacturing district: The M-2 district is intended to provide areas for heavy manufacturing uses involving activities that do not complement the character of commercial or residential areas. M-2 zoned areas should be located so as to ensure that heavy manufacturing uses will not result in detrimental impacts to commercial or residential areas. Typical uses in this district include processing of natural and manmade materials for use in general manufacturing. (Ord. 1739 § 24, 1996: Ord. 1694 § 1, 1995)

18.18.020 Principal and conditional uses.

A. The following table details permitted and conditionally permitted uses in the manufacturing districts. Where a “P” is indicated, the respective use in the same row is permitted in the zone classifications in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish said conditional uses:

	M-1		M-2
1.	P	Accessory parks and recreation facilities for use by on-site employees	P
2.	P	Adult entertainment businesses, subject to chapter 18.38 SMC	P
3.	P	Agricultural activities	P
4.	–	Breweries	CUP
5.	CUP	Cemeteries and crematories	CUP

6.	CUP	Colleges and universities	CUP
7.	CUP	Commercial recreation fields and/or clubs, base-ball fields, fairgrounds, golf driving ranges, animal race tracks, stadia, and tennis club	CUP
8.	CUP	Day care centers	–
9.	P	Enclosed salvage and wrecking operations	P
10.	P	Existing residential dwellings lawfully constructed as of the effective date of this title	P
11.	CUP	Film processing plant	P
12.	CUP	Food manufacturing, processing or package plants	P
13.	–	Hazardous waste off-site treatment and storage facilities	–
14.	CUP	Hazardous waste on-site treatment and storage facilities	–
15.	CUP	Hospitals	CUP
16.	P	Hotels and motels	P
17.	P	Lumber and wood products manufacturing or assembly	P
18.	P	Major utility facilities	P
19.	–	Manufacturing, processing or assembly of heavy equipment or vehicles	P
20.	–	Manufacturing, processing or assembly of metals	P
21.	–	Manufacturing, refining or storage of noxious, volatile, toxic or explosive products	–
22.	CUP	Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park and ride lots	CUP
23.	P	Medical equipment manufacturing plant	P
24.	P	Minor utility facilities	P
25.	P	Miniwarehouses	–
26.	P	Outside storage yards as a principal use	P
27.	CUP	Paper and allied products manufacturing	P
28.	CUP	Parks	CUP
29.	P	Pharmaceutical plants	–
30.	P	Prepared material, manufacturing, processing or package plants	P
31.	P	Prepared metal processing and assembly plant	P

32.	P	Professional and business offices	P
33.	CUP	Public facilities	CUP
34.	See chapter 18.37 SMC	Wireless communication facilities	See chapter 18.37 SMC
35.	CUP	Recycling centers	P
36.	P	Restaurants, taverns	P
37.	–	Rock, stone, brick, concrete or asphalt, batching or assembly	P
38.	P	Sales and rental of heavy machinery and equipment	P
39.	–	Salvage and wrecking yards	P
40.	P	Service stations	P
41.	P	Soil mixing	P
42.	–	Smelting, blast furnace or forging plants	P
43.	P	Storage/warehouse and distribution facilities	P
44.	P	Streets	P
45.	P	Truck terminals	P
46.	P	Utility yard	P
47.	P	Vehicle repair, major	P
48.	P	Vocational schools	–
49.	CUP	Water towers and water supply plants	CUP
50.	CUP	General commercial uses which are not otherwise listed above	–
51.	P	Churches	P

B. Use Interpretations. Whenever a property improvement permit is applied for, for property in the manufacturing districts, the director shall determine under which of the use classifications set forth above the proposed use shall be classified. All such determinations shall be based upon a finding that the use is consistent with the description and purpose for the respective manufacturing districts set forth and that such uses are similar to and no more detrimental than the types of use examples provided in the definition of the relevant use classification set forth. All determinations pursuant to this section may be appealed as a request for interpretation to the hearing examiner. (Ord. 2174 § 1, 2006; Ord. 2012 § 1, 2002; Ord. 1830 § 23, 1998; Ord. 1739 § 25, 1996; Ord. 1694 § 1, 1995)

18.18.025 Buffer criteria – M-1 zone.

Subsections A and B below shall be met for outside storage yards as a principal use and truck terminals in the M-1 zone. Subsection B shall be met for sales and rental of heavy equipment:

A. The use shall not be visible from freeways, principal arterials, or minor arterials as identified in the Sumner comprehensive transportation plan. Visibility shall be reduced by meeting the provisions of SMC [18.18.060](#) (C)(2)(a), (b), (d), (e), (g) and (h).

B. A landscape and fencing plan shall be submitted for review and approval by the community development director. (Ord. 1694 § 1, 1995)

18.18.030 Prohibited uses.

Any use or structure not listed under permitted principal, accessory or conditional uses is prohibited in the manufacturing districts unless authorized in chapters [18.36](#), 18.46 SMC, or an applied overlay district of this title. (Ord. 1739 § 26, 1996: Ord. 1694 § 1, 1995)

18.18.040 Off-street parking and loading.

Off-street parking for properties located in the manufacturing districts shall be provided as set forth in chapter [18.42](#) SMC. (Ord. 1739 § 27, 1996: Ord. 1694 § 1, 1995)

18.18.045 Metal storage containers.

Metal storage containers are allowed in the M-1 and M-2 zones only where they are integral to commerce or through a temporary use permit, not placed on or in required parking, landscaping, buffer areas, front and street side setbacks, and meet height and setback requirements, are screened from the public right-of-way, and are accessory to a permitted use. (Ord. 2088 § 5, 2004: Ord. 1694 § 1, 1995)

18.18.050 Property development standards.

The following table sets forth the required development standards applicable to properties located in the manufacturing districts:

		M-1	M-2
1.	Minimum lot area per building site in square feet	10,000	6,000
2.	Lot width in feet	75	50
3.	Lot depth in feet	100	75
4.	Front yard setback in feet	25	10
5.	Rear yard setback in feet	25	0
6.	Interior side yard setback in feet	20	0
7.	Street side yard setback in feet	25	10

8.	Required landscaped setback along any common boundary with residentially zoned property	25	35
9.	Required building setback along any common boundary with residentially zoned property	50	50
10.	Required landscaped setback along any common boundary with commercially zoned property	5	15
11.	Minimum street frontage in feet	25	25
12.	Maximum lot coverage	65%	75%
13.	Maximum building height in feet within 100 feet of any street right-of-way, or residentially or commercially zoned property	35*	35*
<p>*A special exception per SMC 18.50.060 may be granted to allow the building height to increase up to a maximum of 45 feet for buildings located between 50 and 100 feet of any street right-of-way, or residentially or commercially zoned property.</p>			
14.	Maximum building height in feet when greater than 100 feet from any street right-of-way or residentially or commercially zoned property	45	45
15.	Minimum setback from principal or minor arterial as designated in the comprehensive plan	35	25

(Ord. 1885 §§ 4, 5, 6, 1999; Ord. 1739 § 28, 1996; Ord. 1694 § 1, 1995)

18.18.060 Performance standards.

The following special requirements and performance standards shall apply to properties located in the manufacturing districts:

A. Exterior Mechanical Devices. In the M-1 zones, air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall be so operated that they do not disturb the peace, quiet and comfort of neighboring residents. Apparatus needed for the operation of active or passive solar energy systems need not be screened pursuant to this subsection.

B. Required Landscaping. All required yards adjacent to the street shall be landscaped, except for driveways and sidewalks, as per the requirements in the Sumner design and development guidelines. Wherever landscaping is required by this title and/or by conditions of approval of discretionary applications required by this title, such landscaping shall be permanently maintained in a neat and orderly manner. In no event shall such landscape areas be used for the storage of materials or parking of automobiles. For new developments a landscape plan shall be prepared and submitted for review by the community development director as per the requirements in chapter [18.41](#) SMC.

C. Outdoor Storage of Materials.

1. In the M-1 zone outdoor storage is allowed as an accessory use to another principal use provided it meets the standards of SMC [18.18.060](#)(C)(2).

2. The following standards apply to accessory outdoor storage in M-1 zones:

a. The material(s) being stored shall not exceed 12 feet in height; and
b. The material(s) being stored shall be wrapped or enclosed to prevent wind blown debris; and

c. The outdoor storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less; and

d. The outdoor storage is screened from adjacent public streets or from future or present bicycle or pedestrian paths by a minimum of a six-foot fence or masonry wall and a fully landscaped buffer the width of the applicable required setback. The buffer shall include at least a five-foot high earth berm and at least 50 percent evergreen trees at least six feet in height at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. All trees shall be planted no less than 20 feet apart on-center. For every 100 square feet of buffer area, at least one evergreen shrub of a minimum size of two feet shall be provided. Ground cover of a minimum two-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting; and

e. Outdoor storage shall be screened from adjacent properties, except those properties zoned M-2, by a 12-foot landscaped buffer. This buffer shall contain at least 50 percent evergreen trees of a minimum size of six feet at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. No less than one tree per 30 linear foot of

buffer shall be provided. This landscaping shall not substitute for the required setbacks of the underlying zoning; and

f. Outdoor storage shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no outdoor storage is allowed between a building and a side street lot line;

g. Buffer plantings should include low maintenance and/or drought tolerant species. The director may require irrigation for buffer areas if it is necessary to ensure the long-term success of the landscaping as a buffer;

h. The director may modify the requirements for spacing, number and size of plantings and berms only upon a satisfactory showing by a licensed landscape architect that an alternate proposal will accomplish the same buffering goals.

D. Outdoor Lighting. Outdoor lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. The lighting shall be shielded so that the direct illumination is confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

E. Maximum Height Limitations. Maximum height limitations may be adjusted through approval of a special exception by the hearing examiner. In addition to the criteria of SMC [18.50.040](#), the hearing examiner shall consider whether the request will have poten-

tial impacts to emergency services and public views.

F. Manufacturing District Properties Adjacent to Residential Properties. Whenever M-1 or M-2 zoned property abuts any residential zone, a six-foot masonry wall or wood fence shall be established and maintained along the side or rear property line that abuts the residential zones subject to the sight distance requirements of SMC [18.32.040](#).

G. Trash Receptacles. Trash receptacles and recycling bins enclosed within gated, solid walls or fences shall be provided for each industrial use and/or industrially used property. The receptacles shall be set back a minimum of 15 feet from any residentially zoned property boundary and shall be maintained in a neat and sanitary condition.

H. Electrical Disturbance, Heat and Cold, Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment.

I. Odor. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.

J. Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices.

K. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot in which the use is located.

L. Hazardous Materials. All users of hazardous materials shall notify the city fire chief and public works director of the type and quantity of such materials generally on the premises. No hazardous waste materials shall be disposed of on any M-1 or M-2 zoned property.

M. Solid Waste Disposal. All solid waste materials shall be transported to an official landfill waste disposal site or recycling center. No such materials shall be disposed of on the premises.

N. Liquid Waste Disposal. No liquid waste materials except pure water may be permanently disposed of on-site, however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any ground water aquifer.

O. Accessory antennas, including satellite dish antennas which are less than or equal to three feet in diameter, shall not be located between the front or street side property lines and a building, and shall be limited to a height of 10 feet in excess of the maximum height required for each zone. Antennas shall be set up so that in case an antenna falls it will fall within the confines of the owner's property. Satellite dish antennas greater than three feet in diameter are regulated below.

1. Ground-mounted or roof-mounted, satellite dish antennas, up to 12 feet in diameter, are allowed as permitted accessory uses subject to the following requirements:

a. The installation shall not be located between a front or street-side property lines and a building.

b. All installations shall meet the height standards of the district, and shall be measured to the highest point of the dish, except that, buildings built up to the maximum height may be permitted a rooftop installation.

c. The minimum setback shall be not closer than three feet to side property lines nor 10 feet to rear property lines.

d. The installation shall comply with the applicable requirements of the Uniform Building Code, as amended.

e. All installations shall be screened from any adjoining residentially zoned land.

P. Any on-site or off-site treatment and storage facilities must meet the Washington State siting criteria as set forth in the location standards found in WAC 173-303-285.

Q. Expansion of Specified Existing Uses. Existing residential dwellings lawfully constructed as of the effective date of this title may be maintained as follows:

1. The specified uses may expand up to 25 percent of their square footage. Except that expansion shall not occur if it is necessary to purchase additional property. The expansion shall meet the development standards of the zone such as setbacks, lot coverage, and building height.

2. No additional dwelling units may be added. Except that existing single-family dwellings may add an accessory dwelling unit if the performance

standards to establish an accessory dwelling unit as found in chapter [18.12 SMC](#), Low Density Residential District, are met.

3. Structures may be rebuilt after a fire or other disaster to original dimensions unless a health or safety impact would occur.

R. No outdoor sales shall be allowed for taverns.

S. Fences – Intent. The intent of this section is to establish minimum requirements and standards for fences in order to promote safety, provide screening, and to protect the aesthetic assets of the community. Fences constructed in an industrial zone shall not exceed a maximum height above the adjacent grade as set forth herein:

1. The requirements of this subsection shall apply only to fences built after the adoption date of the ordinance codified in this section. Fences built before that date shall be considered legal nonconforming fences. Existing fences being replaced after this adoption date shall meet the requirements of this section. The construction of any fence, arbor, or trellis requires a building/land use permit.

2. Fences located within the required front yard or street side yard shall not exceed a height of three feet where fences would provide less than 50 percent visibility. Fences providing at least 50 percent visibility shall not exceed a height of four feet within the required front yard or street side yard. Examples of fences that could meet the 50 percent visibility include spaced rail fences, spaced picket fences, and chain link fences.

3. Fences located within industrial zones shall not exceed a total height of six feet above existing or finished grade in industrial zones unless exceptions of subsection (S)(6) of this section apply.

4. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the requirements existing in the King County Washington Surface Water Design Manual, as well as any other applicable regulations of this section and the Sumner Municipal Code. Chain link fences used to enclose drainage detention ponds or other drainage facilities shall be green or black coated or painted.

5. Chain link shall be black or green coated or painted in the front or street side yard.

6. Exceptions to the standards set forth in this subsection are listed as follows.

a. Public facilities, minor and major utility facilities, and wireless communication facilities may have fences higher than the required six-foot maximum for safety and security reasons, and are not subject to the requirements of this section. Such facilities needing added public safety and security shall construct fences in accordance to the standards set forth for such facilities.

b. Fences located around industrial sites that demonstrate a need to provide added security and public safety from harmful equipment and activities can exceed the height requirements set forth in this section to a maximum height of eight feet. Examples of a demonstrated need include sites utilizing draining facilities with steep slopes, water tanks, heavy or dangerous machinery or equipment, hazardous substances, hazardous waste, etc.

T. Sight Distance Requirements. At all intersections there shall be a triangular yard area within which no tree, fence, shrub or other physical obstruction shall be permitted higher than three feet above the adjacent grade where fences, walls and hedges would provide less than 50 percent visibility. Fences, walls and hedges providing at least 50 percent visibility shall not exceed a height of four feet. Examples of fences that could meet the 50 percent visibility include spaced rail fences, spaced picket fences, and chain link fences. (Ord. 2022 § 5, 2003; Ord. 2021 § 2, 2002; Ord. 1885 § 7, 1999; Ord. 1739 §§ 29, 30, 31, 1996; Ord. 1694 § 1, 1995)