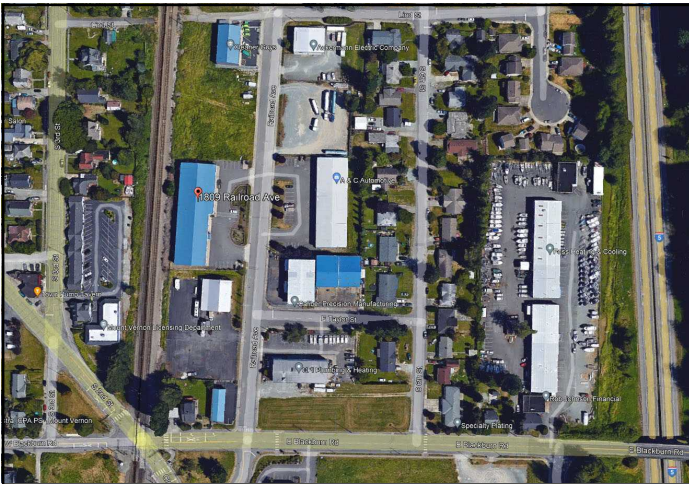


# 1809 RAILROAD AVE STE A MOUNT VERNON, WA

## FOR LEASE

- 4,400 +/- sf warehouse space with office
- 3 phase, 480 power; concrete mezzanine
- Suitable for machine shop, light manufacturing, etc.
- Convenient access to I-5 exits 225 or 226
- Zoned M-2: Industrial District
- \$5,500 per month NNN



Jarrold Ball  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
jb@learnedcommercial.com



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*



SURVEY DESCRIPTION

PARCEL NO. 1

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4<sup>th</sup>.  
THENCE SOUTH 84°46'00" EAST (CALLED SOUTH 84°40'00" EAST ON PREVIOUS DESCRIPTION) ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 134.44 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THAT CERTAIN CITY STREET KNOWN AS RAILROAD AVENUE, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED JULY 30, 1955 AND RECORDED AUGUST 18, 1955 UNDER AUDITOR'S FILE NO. 522706;  
THENCE SOUTH 3°06'00" WEST ALONG SAID WEST LINE OF RAILROAD AVENUE FOR A DISTANCE OF 142.64 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;  
THENCE NORTH 86°54'00" WEST FOR A DISTANCE OF 170.01 FEET, MORE OR LESS, TO THE WESTERLY LINE OF TRACT B, "NOBLE'S ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 9, ALSO BEING THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AND ALSO BEING THE TERMINUS OF SAID LINE.

TRACT "X"

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4<sup>th</sup>, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29;  
THENCE SOUTH 84°46'00" EAST (CALLED SOUTH 84°40'00" EAST ON PREVIOUS DESCRIPTION) ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 134.44 FEET TO A POINT ON THE WEST LINE OF THAT CITY STREET KNOWN AS RAILROAD AVENUE, AS CONVEYED TO THE CITY OF MOUNT VERNON BY THAT DEED DATED JULY 30, 1955, AND RECORDED AUGUST 18, 1955, UNDER AUDITOR'S FILE NO. 522706;  
THENCE SOUTH 3°06'00" WEST ALONG THE WEST LINE OF SAID RAILROAD AVENUE, A DISTANCE OF 1323 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;  
THENCE SOUTH 3°06'00" WEST ALONG THE WEST LINE OF SAID RAILROAD AVENUE A DISTANCE OF 216.56 FEET;  
THENCE NORTH 84°46'00" WEST ALONG THE NORTH LINE OF LOT 1 OF BLOCK 1, "NOBLE'S ADDITION TO MOUNT VERNON", AND THE EASTERLY EXTENSION THEREOF, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, A DISTANCE OF 140.18 FEET TO THE SOUTHEAST CORNER OF TRACT "C" OF SAID "NOBLE'S ADDITION TO MOUNT VERNON".  
THENCE NORTH 3°06'00" EAST ALONG THE EAST LINE OF TRACTS "C", "B" AND "A" OF SAID "NOBLE'S ADDITION TO MOUNT VERNON", A DISTANCE OF 216.56 FEET TO A POINT WHICH BEARS SOUTH 3°06'00" WEST A DISTANCE OF 1323 FEET FROM THE NORTHEAST CORNER OF SAID TRACT "A" OF SAID NOBLE'S ADDITION;  
THENCE SOUTH 84°46'00" EAST ALONG A LINE WHICH IS PARALLEL TO AND 13.21 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, A DISTANCE OF 140.18 FEET TO THE WEST LINE OF RAILROAD AVENUE AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

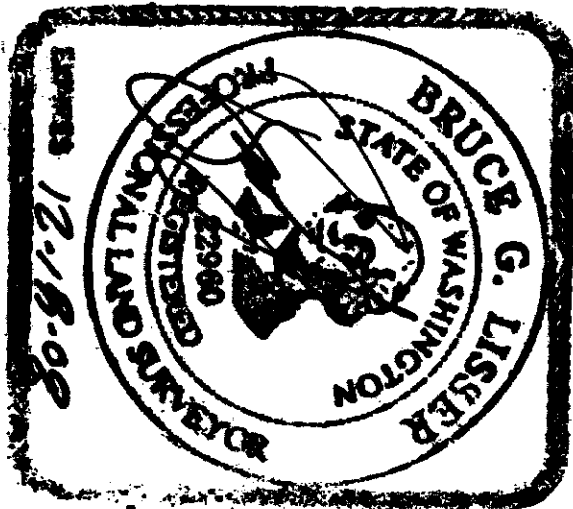
- CONTINUED -

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TIM REID AND JULIE REID, HUSBAND AND WIFE, IN AUGUST 2008.

DATE: Aug 22, 2008

BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE STREET  
P.O. BOX 1109  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSER.COM



SURVEY DESCRIPTION (CONT'D)

TOGETHER WITH TRACT A, EXCEPT THE NORTH 13.21 FEET THEREOF, TRACT B, TRACT C, AND THE NORTH 38.06 FEET OF LOT 1, BLOCK 1, ALL IN THE PLAT OF "NOBLE'S ADDITION TO MOUNT VERNON", RECORDED IN VOLUME 6 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO TOGETHER WITH THE NORTH 38.06 FEET OF THAT PORTION OF VACATED RAILROAD AVENUE ADJOINING SAID LOT 1, BLOCK 1, PLAT OF "NOBLE'S ADDITION TO MOUNT VERNON", PER THAT CERTAIN CITY OF MOUNT VERNON VACATION ORDINANCE NO. 1163 DATED AUGUST 10, 1955.

PARCEL 2

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4<sup>th</sup>.  
THENCE SOUTH 84°46'00" EAST (CALLED SOUTH 84°40'00" EAST ON PREVIOUS DESCRIPTION) ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 134.44 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THAT CERTAIN CITY STREET KNOWN AS RAILROAD AVENUE, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED JULY 30, 1955 AND RECORDED AUGUST 18, 1955 UNDER AUDITOR'S FILE NO. 522706;  
THENCE SOUTH 3°06'00" WEST ALONG SAID WEST LINE OF RAILROAD AVENUE FOR A DISTANCE OF 142.64 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;  
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TRACT "X"

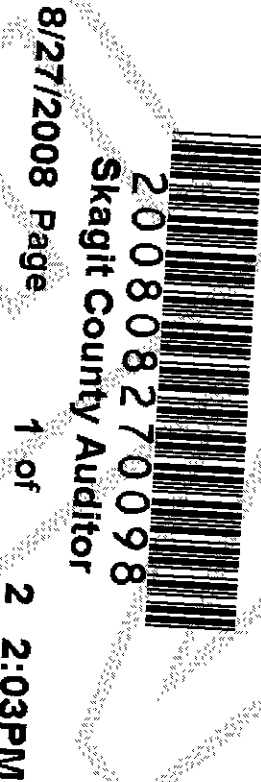
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BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29;  
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THENCE SOUTH 3°06'00" WEST ALONG THE WEST LINE OF SAID RAILROAD AVENUE, A DISTANCE OF 1323 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;  
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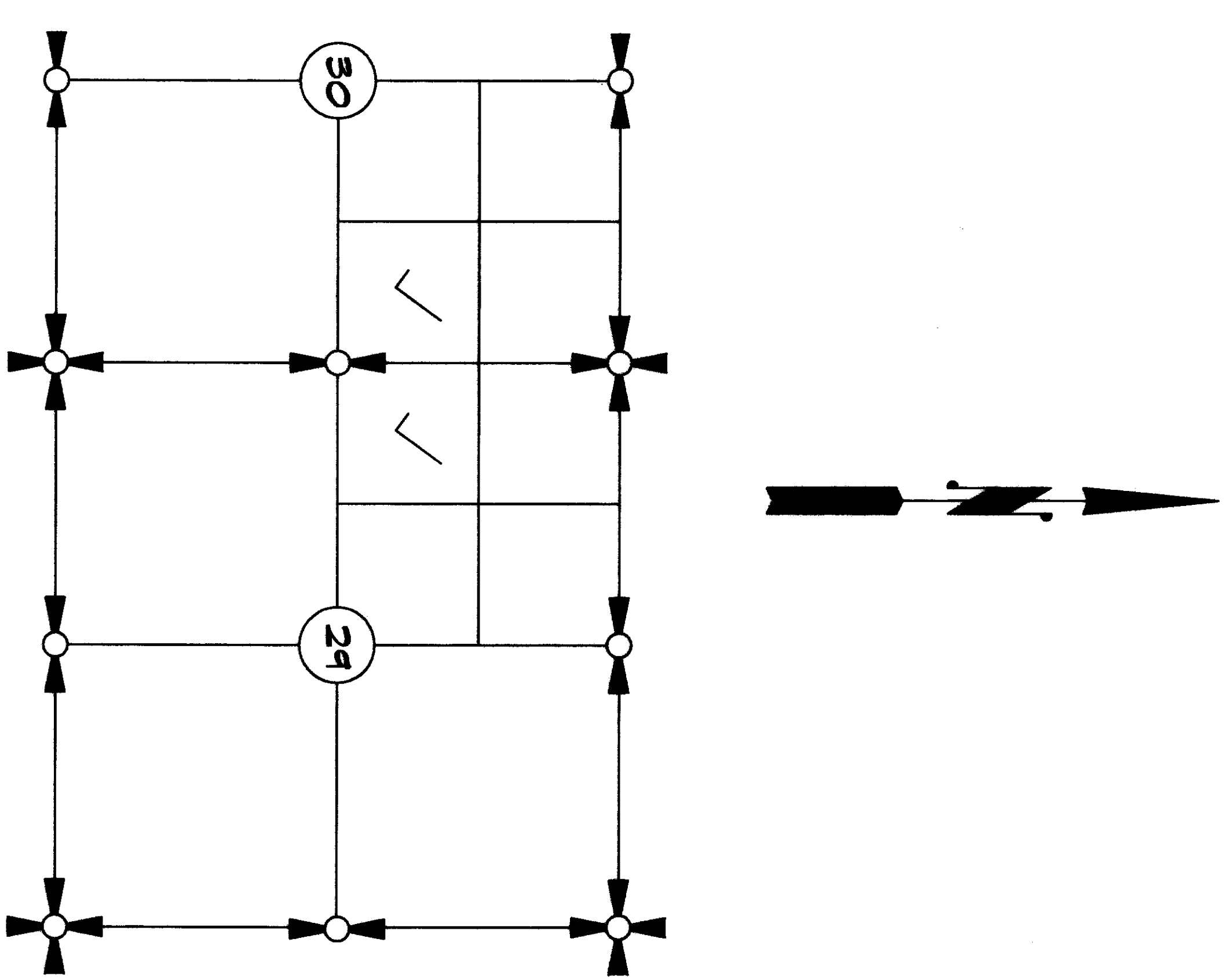
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AND ALSO TOGETHER WITH THE NORTH 38.06 FEET OF THAT PORTION OF VACATED RAILROAD AVENUE ADJOINING SAID LOT 1, BLOCK 1, PLAT OF "NOBLE'S ADDITION TO MOUNT VERNON", PER THAT CERTAIN CITY OF MOUNT VERNON VACATION ORDINANCE NO. 1163 DATED AUGUST 10, 1955.  
ALL OF THE ABOVE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.  
ALL BEING SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



J. Youngquist  
SKAGIT COUNTY AUDITOR  
DEPUTY



SECTIONS 29 AND 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4<sup>th</sup>.  
VICINITY MAP  
N.T.S.

SHEET 1 OF 2

DATE: 8/27/08

BOUNDARY LINE ADJUSTMENT			
IN A PORTION OF			
THE NW 1/4 OF SEC. 29, T. 34 N. R. 4 E. N.M.			
AND IN A PORTION OF			
THE NE 1/4 OF SEC. 30, T. 34 N. R. 4 E. N.M.			
CITY OF MOUNT VERNON, WASHINGTON			
FOR: TIM AND JULIE REID			
LISSER & ASSOCIATES, PLLC			
FB 297 PG 14	MARKETING & LAND-USE CONSULTATION	SCALE: N/A	
MERIDIAN: ASSIGNED	MOUNT VERNON, WA 98273 360-419-7442	DRAWING: 08-059805	

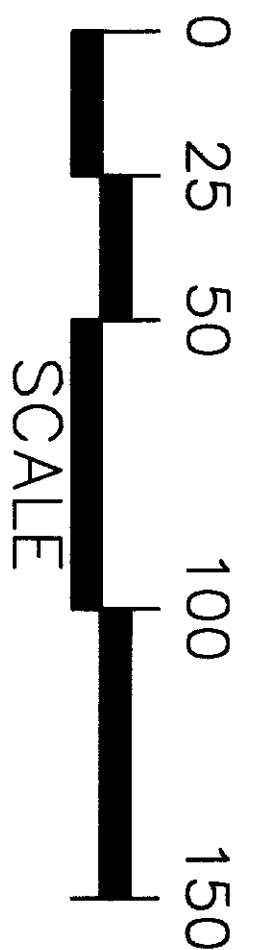
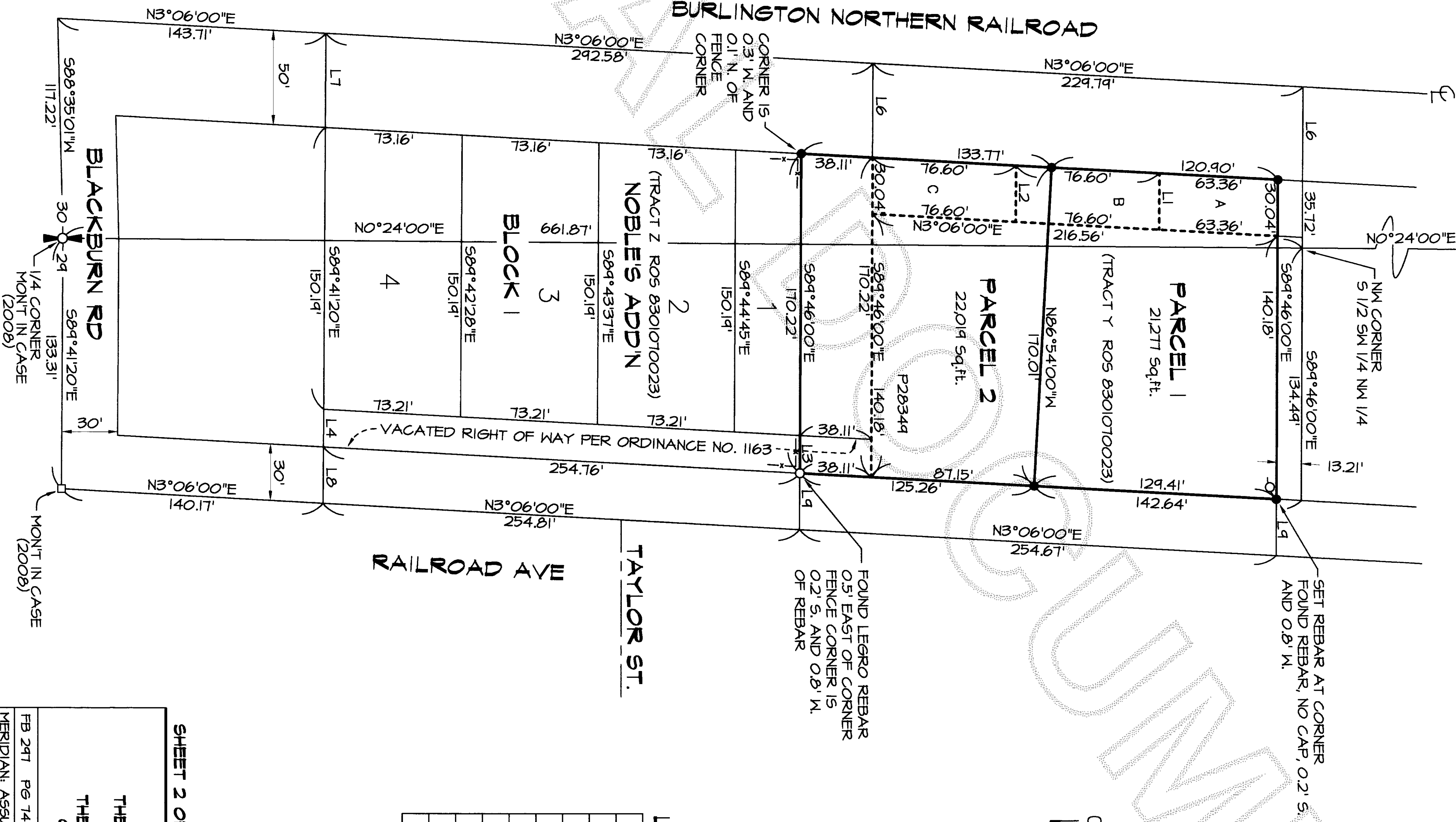
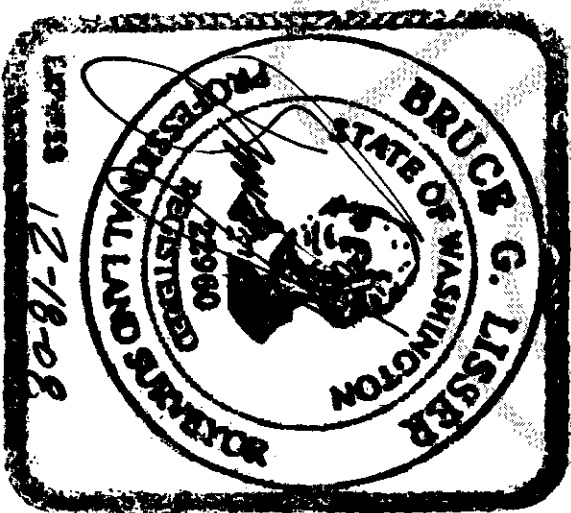


19 20  
30 24  
SEC CORNER  
CALCULATED PER ROS  
AF NO. 83010023

200808270098  
Skaft County Auditor  
8/27/2008 Page 2 of 2 2:03PM

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.  
○ INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- SURVEY DESCRIPTION IS FROM QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) DATED AUGUST 8, 2008 AND RECORDED UNDER SKAFT COUNTY AUDITOR'S FILE NO. 200808210021.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF NOBLES ADDITION TO MOUNT VERNON RECORDED IN VOLUME 6 OF PLATS, PAGE 4 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 83010023, ALL IN RECORDS OF SKAFT COUNTY, WASHINGTON.
- BASIS OF BEARING: MONUMENTED CENTERLINE OF BLACKBURN ROAD BETWEEN THE WEST 1/4 CORNER OF SECTION 24 AND RAILROAD AVENUE BEARING = SOUTH 84°41'20" EAST
- MERIDIAN: ASSUMED
- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF TIM REID AND JULIE REID, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINE) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.



LINE TABLE

L1	S84°46'00"E	30.04'
L2	S84°46'00"E	30.04'
L3	S84°46'00"E	20.02'
L4	S84°41'20"E	20.02'
L5	N3°06'00"E	13.23'
L6	S84°46'00"E	50.06'
L7	S84°41'20"E	50.06'
L8	S84°41'20"E	30.04'
L9	S84°46'00"E	30.04'

SHEET 2 OF 2

DATE: 8/27/08

BOUNDARY LINE ADJUSTMENT

IN A PORTION OF

THE NW 1/4 OF SEC. 24, T. 34 N. R. 4 E. 11M.

AND IN A PORTION OF

THE NE 1/4 OF SEC. 30, T. 34 N. R. 4 E. 11M.

CITY OF MOUNT VERNON, WASHINGTON

FOR: TIM AND JULIE REID

FB 247 PG 14

MERIDIAN: ASSUMED

LISSNER & ASSOCIATES, PLLC

SURVEYING & LAND-USE CONSULTATION

MOUNT VERNON, WA 98273

SCALE: 1" = 50'

DRAWING: 08-058605

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1809 Railroad Ave, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

36,339

AVG. HH SIZE

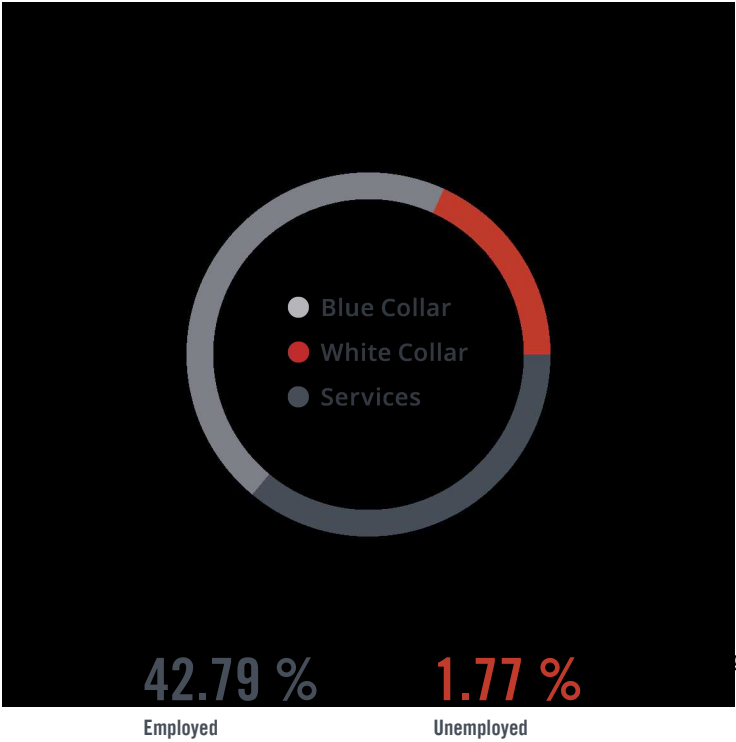
2.68

MEDIAN HH INCOME

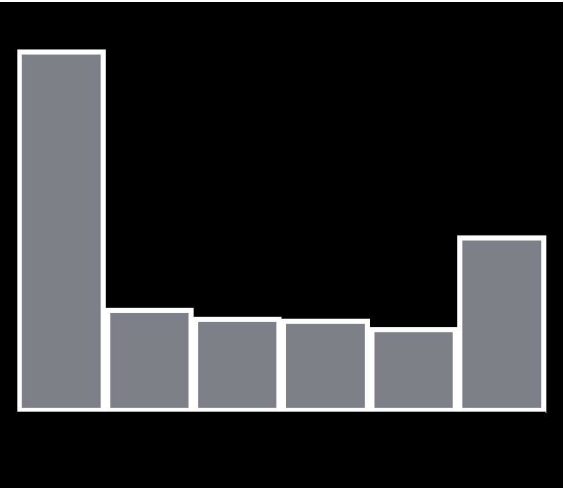
\$50,723

HOME OWNERSHIP

7,381



GENDER & AGE



RACE & ETHNICITY

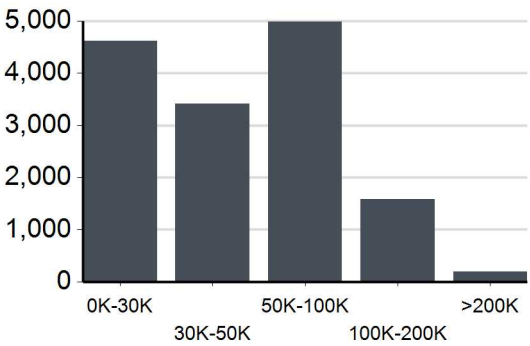
EDUCATION

High School Grad:	23.06 %
Some College:	29.74 %
Associates:	8.22 %
Bachelors:	20.75 %

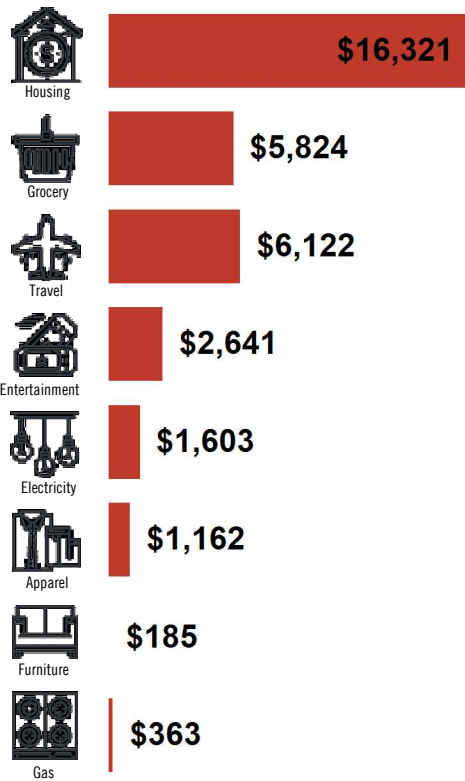
White:	60.60 %
Asian:	0.43 %
Native American:	0.79 %
Pacific Islanders:	0.00 %
African-American:	0.16 %
Hispanic:	23.05 %
Two or More Races:	14.98 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



<div>1</div> <div>E College Way</div> <div>Year: 202174,117 est</div> <div>Year: 201970,000</div> <div>Year: 201876,000</div>	<div>2</div> <div>Anderson Rd</div> <div>Year: 20214,147 est</div> <div>Year: 20194,300</div> <div>Year: 20184,300</div>	<div>3</div> <div>I- 5</div> <div>Anderson Rd</div> <div>Year: 20214,121 est</div> <div>Year: 20194,500</div> <div>Year: 20184,500</div>	<div>4</div> <div>Union St</div> <div>Year: 20214,410 est</div> <div>Year: 20194,200</div> <div>Year: 20184,200</div>	<div>5</div> <div>Broad St</div> <div>Year: 20214,450 est</div> <div>Year: 20194,200</div> <div>Year: 20184,200</div>
<div>6</div> <div>Cameron Way</div> <div>Year: 202166,420 est</div> <div>Year: 201961,000</div> <div>Year: 200767,628</div>	<div>7</div> <div>West Kincaid Street</div> <div>S 4th St</div> <div>Year: 202115,085 est</div> <div>Year: 201915,000</div> <div>Year: 201815,000</div>	<div>8</div> <div>East Kincaid Street</div> <div>I- 5</div> <div>Year: 202114,890 est</div> <div>Year: 201914,000</div> <div>Year: 201514,000</div>	<div>9</div> <div>Anderson Road</div> <div>I- 5</div> <div>Year: 20216,221 est</div> <div>Year: 201963,000</div> <div>Year: 20156,100</div>	<div>10</div> <div>Broad Street</div> <div>I- 5</div> <div>Year: 202114,066 est</div> <div>Year: 201914,000</div> <div>Year: 201814,000</div>
<div>11</div> <div>S 3rd St</div> <div>Year: 20217,615 est</div> <div>Year: 20197,600</div> <div>Year: 20187,600</div>	<div>12</div> <div>E Kincaid St</div> <div>Year: 20216,921 est</div> <div>Year: 20196,900</div> <div>Year: 20186,800</div>	<div>13</div> <div>Anderson Rd</div> <div>I- 5</div> <div>Year: 20213,140 est</div> <div>Year: 20193,500</div> <div>Year: 20183,500</div>	<div>14</div> <div>I- 5</div> <div>Anderson Rd</div> <div>Year: 20213,344 est</div> <div>Year: 20193,800</div> <div>Year: 20183,800</div>	<div>15</div> <div>West Division Street</div> <div>Curtis St</div> <div>Year: 202116,504 est</div> <div>Year: 201919,000</div> <div>Year: 201813,000</div>
<div>16</div> <div>E Blackburn Rd</div> <div>I- 5</div> <div>Year: 202171,834 est</div> <div>Year: 201870,000</div>	<div>17</div> <div>S 7th St</div> <div>E Hazel St</div> <div>Year: 202171,834 est</div> <div>Year: 201870,000</div>	<div>18</div> <div>I- 5</div> <div>Broad St</div> <div>Year: 202160,469 est</div> <div>Year: 201861,000</div> <div>Year: 201760,000</div>	<div>19</div> <div>Anderson Road</div> <div>I- 5</div> <div>Year: 202163,275 est</div> <div>Year: 201863,000</div>	<div>20</div> <div>East Kincaid Street</div> <div>I- 5</div> <div>Year: 202114,082 est</div> <div>Year: 201814,000</div>



**Jarrod Ball**  
jb@learnedcommercial.com  
360-855-8875

**Chapter 17.60  
M-2 INDUSTRIAL DISTRICT**

Sections:

[17.60.010 Intent.](#)

[17.60.020 Permitted uses.](#)

[17.60.030 Accessory uses.](#)

[17.60.035 Special uses.](#)

[17.60.040 Performance standards – Violation deemed nuisance.](#)

[17.60.050 Storage yard requirements.](#)

[17.60.060 Setbacks.](#)

[17.60.061 Repealed.](#)

[17.60.070 Landscaping.](#)

[17.60.080 Parking.](#)

[17.60.090 Signs.](#)

[17.60.100 Site plan review.](#)

[17.60.110 Design review.](#)

**17.60.010 Intent.**

The intent of this chapter is to provide areas for manufacturing, warehousing and distributing operations which require little or no retail contact with the general public. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.60.020 Permitted uses.**

Permitted primary uses in the M-2 district include:

A. Commercial, manufacturing, and industrial uses such as, but not restricted to, the following:

1. Wood, coal, or oil fuel yards,
2. Retail or wholesale lumber or building material yards,

3. Contractors' offices, shops and storage yards,
4. Freight warehouse terminals,
5. Furniture manufacture and repair or cabinet or millwork shops,
6. Retail and wholesale markets,
7. Automobile repair garages, body and fender repair shops, car washes,
8. Blacksmith, welding and metal fabricating shops,
9. Processing, packaging or distributing operations,
10. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

B. Buildings or developments necessary for the operation of a public utility or government function;

C. Public parks;

D. Automobile service stations;

E. Public transportation system terminals;

F. Public and private vocational and technical schools;

G. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed;

H. Other industrial uses which have similar environmental influences. (Ord. 3315, 2006; Ord. 2594 § 4, 1994; Ord. 2352, 1989).

**17.60.030 Accessory uses.**

Permitted accessory uses in the M-2 district include:

- A. Residences for watchmen or custodians.
- B. Employees' cafeterias and auditoriums.
- C. Parking lots for employees' cars or equipment used in the business.

D. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.
2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.
5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC. (Ord. 3802 § 41, 2019).

**17.60.035 Special uses.**

Uses permitted by a special use permit in M-2 districts shall include:

A. Emergency shelter for the homeless; provided emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law. (Ord. 3315, 2006; Ord. 2966 § 10, 1999; Ord. 2598 § 8, 1994).

**17.60.040 Performance standards – Violation deemed nuisance.**

All commercial, industrial or manufacturing operations are permitted in this district, provided their performance is of such nature that they do not inflict upon the surrounding residential, commercial, M-1 or M-2 areas smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be considered a nuisance, declared in violation of the regulations of this zoning title, and ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such



reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

B. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

C. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

D. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

E. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

F. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

G. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers or other natural drainage systems. (Ord. 3349 § 4, 2007).

#### **17.60.050 Storage yard requirements.**

A. Storage yards and outdoor storage areas shall be surrounded by a fence or wall at least six feet high. This fence or wall shall be sight-obscuring on the side of any property facing a residential or commercial district, except that it shall not be sight-obscuring within 20 feet of a street corner. Outdoor storage of materials shall not exceed height of the fence and junk shall be obscured by buildings or fencing on all sides. Outside storage areas shall not be located in the front yard setback or along a street.

B. Storage yards and outdoor storage areas shall be associated with a permitted use. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.60.060 Setbacks.**

Minimum setback requirements shall be the same as for the M-1 district. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.60.061 Buildable area calculation – Transfer of floor area.**

*Repealed by Ord. 3315. (Ord. 3014 § 27, 2000).*

**17.60.070 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.60.080 Parking.**

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.60.090 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.60.100 Site plan review.**

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.60.110 Design review.**

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 25, 2018).