

Airport Business Park – Permitted Uses

20.50.095 AD Airport Development District.

The Airport Development District Zone is intended for the development and use of land within the boundaries of the Walla Walla Regional Airport, primarily for aviation and industrial development. Public and quasi-public uses, agricultural development, and commercial activity which functions as a secondary support to aviation and agriculture are also permitted. Review of proposed development is to ensure compatibility with aviation facilities and adjacent properties, and to enhance the potential for future commercial, industrial, public and quasi-public development, and will include input from the management of the Walla Walla Regional Airport. The airport manager will be responsible for application of specific airport development standards and aviation related standards of the Federal Aviation Administration (FAA).

A. Level of Uses. The uses allowed by Level I, II or III procedures in this zone are designated by a 1, 2 or 3 respectively on the Table of Permitted Land Uses, Section [20.100.040](#).

B. Minimum Lot Dimensions. Due to the wide range of land uses, structure types, and lot sizes inherent in the generalized category of the Airport Development District Zone, lot dimensions are best determined through the site plan review process. When a proposed use is permitted in another zone with specified lot dimensions, the requirements of that zone generally shall apply in the Airport Development District Zone. In any case, lot dimensions shall be sufficient to accommodate parking, vehicle maneuvering areas, landscaping, open space, and other development standards required by this title for the use as determined by the site plan review process (Chapter [20.46](#)).

C. Minimum Yard Requirements. When a proposed use is permitted in another zone with specified yard requirements, the requirements of that zone generally shall apply in the Airport Development District Zone. In any case, yard requirements shall be sufficient to meet fire and other standards as determined by the site plan review process.

D. Lot Coverage. Specific standards will be determined by the site plan review committee depending on the proposed use.

E. Building Height. All building heights must conform to standards provided by the FAA.

F. Off-Street Parking. Specific standards depend on use. See Chapter [20.126](#), Off-Street Parking and Loading Standards. (Ord. 2012-09 § 34, 2012).

Table of Permitted Land Uses

<u>1. Level I (Chapter 20.18) (See Note 1)</u>	
<u>2. Level II (Chapter 20.22) (See Note 1)</u>	
3. Level III (Chapters 20.26 and 20.216)	
<u>4. Level IV (Chapter 20.27)</u>	
<u>5. Level V (Chapter 20.28)</u>	
<u>6. Level VI (Chapter 20.30)</u>	
x = Not Permitted	AD
Agricultural (Commercial)	
Agriculture, Horticulture, Gen. Farming (Not feedlots and stockyards)	1
Agricultural Stand (*)	x
Agriculturally Related Industries (*) (Also see Wineries, Distilleries and Breweries under Manufacturing)	1
Animal Husbandry (*) (3)	<u>See Chapter 20.130, Animals</u>
Aquaculture	3
Concentrated Animal Feeding Operation (*)	x
Floriculture	1
Amusement and Recreation	
Amateur Radio Towers	1
Amusement Park (Permanent)	2
Bowling Alleys	x
NOTES:	
1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.	
<u>2. (*) refers to definition in Chapter 20.06.</u>	
3. No closer than 300' from any residential dwelling units.	
Campground (*)	3
Drive-In Theaters	x
Fairgrounds	2
Game Rooms, Card Rooms, Electronic Game Rooms	3
Golf Courses, Clubhouses, Golf Driving Ranges	2
Gymnasiums, Exercise Facilities	1
Horse Racing Tracks	3
Miniature Golf Courses	x
Movie Theaters, Auditoriums, Exhibition Halls	3
Outdoor Swimming Pools, Public	3
Public Parks and Playgrounds	2
Roller Skating Rink	2
Special Event (*)	2
Community Services	

Cemetery	x
Churches, Synagogues, Temples	3
Colleges (other than state education facilities)	3
Community Animal Shelters	3
Community Center, Services Clubs, Fraternal Lodges	2

NOTES:

1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

Day Care Centers: Mini (1 – 6 children) (*)	1
Day Care Centers: Mini (7 – 12 children) (*)	1
Day Care Centers: Family (13 or more children) (*)	1
Essential Public Facilities (*)	3
Fire Stations, Police Stations and Ambulance Service	1
Funeral Homes, Crematories, Mausoleums and Columbariums	x
Government Offices, Quasi-Government Offices, Community Services Agencies Offices	1
Hospitals	x
Libraries	x
Museums, Art Galleries	x
Schools, Public/Private Schools	x
Schools, Vocational Schools	2
Shelters, Temporary Housing – Emergency	x
Storage of Gravel and Equipment for Street Construction (Permanent)	3
Zoo	x

Manufacturing

Apparel and Accessories	1
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NOTES:

1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

[3. \(*\) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review.](#)

Bakery Products (Wholesale)	1
Beverage Industry: Nonalcoholic	1
Beverage Industry: Breweries	See Ch. 20.172
Beverage Industry: Distilleries	See Ch. 20.172
Beverage Industry: Wineries	See Ch. 20.172
Canning, Preserving and Packaging Fruits, Vegetables and Other Foods	1
Cement and Concrete Plants	x
Chemicals (Industrial, Agricultural, Wood, etc.)	1
Concrete, Gypsum and Plaster Products (Wholesale)	x

Confectionery and Related Products (Wholesale)	x
Cutlery, Hand Tools and General Hardware	x
Electrical Transmission and Distribution Equipment	x
Electronic Components and Accessories	1
Engineering, Medical, Optical, Dental and Scientific Instruments	x
Fabricated Structural Metal Products	x
Food Processing	x
Furniture and Custom Cabinet Shops	x
Glass, Pottery and Related Products	x
Grain Mill Products	x
Heating Apparatus Wood Stoves	1
Leather Products	1

NOTES:

1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

Leather Tanning and Finishing	x
Machinery and Equipment	x
Meat, Poultry and Dairy Products	x
Mechanical Parts	1
Metal Cans	x
Paints, Varnishes, Lacquers, Enamels and Allied Products	x
Paperboard Containers and Boxes	x
Pharmaceuticals	1
Plastic Products, Product Assembly	1
Prefabricated Structural Wood Products and Containers	x
Printing, Publishing and Binding	1
Printing Trade (Service Industries)	x
Rendering Plants, Slaughterhouses	x
Sawmills and Planing Mills	x
Sheet Metal and Welding Shops	1
Stone Products (Such as Finishing of Monuments for Retail Sale)	x
Transportation Equipment, Including Trailers and Campers	1

NOTES:

1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

Mining/Refining/Hazardous Waste Storage and Treatment

Asphalt Paving and Roofing Materials	x
Excavation or Stockpiling of Earthen Materials Not Associated with an Approved Use	2
Off-Site Hazardous Waste Treatment and Storage Facilities	x

On-Site Hazardous Waste Treatment and Storage Facilities	Permitted at same level as Permitted Use Generator
Sand and Gravel Pits (*)	x
Residential	
Accessory Dwelling Unit, Attached	x
Accessory Dwelling Unit, Detached	x
Adult Family Home	x
Animals	<u>See Chapter 20.131</u>
Boarding House (*)	x
Congregate Care Facility (*)	x
Conversion of Historic Structures to Non-Residential Use	<u>See Chapter 20.147</u>
Detached Single Family Dwelling	x
Dwelling Unit, Security Personnel	1
Garage Sales (*) (4)	x
Notes:	
1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.	
<u>2. (*) refers to definition in Chapter 20.06.</u>	
<u>3. Subject to specific development standards. See Chapter 20.170.</u>	
<u>4. No residential premises shall have more than 4 per year for a total of 12 days a year. See Section 20.118.060.</u>	
Group Housing for Handicapped Persons (6 or fewer clients)	x
Group Housing for Handicapped Persons (More than 6 clients)	x
Home Occupations	<u>See Chapter 20.123</u>
Manufactured Home Parks (*)	x
Single-family, including Manufactured Home Subdivision (*)	x
Mobile Home (*) or Manufactured Homes (*) (3)	x
Multi-Family Dwelling	x
Nursing Care Home (9 or fewer clients)	x
Nursing Care Facility (10 or more clients)	x
Planned Residential Development (Level 4 Review)	<u>See Title 19, Subdivisions Code</u>
Residential Use, Commercial Districts (4)	x
Satellite Dishes, Receive Only Earth Station, Residential Use (5)	x
Temporary Hardship Units (Mobile Home) (3)	x
Two Family Dwelling (Duplex) (*)	x
NOTES:	

1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.

2. (*) refers to definition in Chapter 20.06.

3. Subject to specific development standards. See Division V.

4. Second story and above.

5. Subject to specific development standards. See Chapter 20.170.

Retail Trade and Service

Addressing, Mailing and Stenographic Services	x
Advertising Agencies	x
Animal Clinic/Hospital	x
Antique Stores	x
Artist's Supplies	x
Automobile, Truck, Manufactured Home and Travel Trailer Sales	1
Automotive: Car Wash	x
Automotive: Commercial Parking Lots and Garages	x
Automotive: Maintenance and Service Shops	x
Automotive: Paint and Body Repair Shops	x
Automotive: Paint and Accessories (Tires, Batteries, etc.)	x
Automotive: Service Station	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x
Automotive: Towing Services	x
Automotive: Wrecking and Dismantling Yard	x
Bakery	x

NOTES:

1. Level I and II uses may require a higher level of review if the use or development is in an overlay zone.

2. (*) refers to definition in Chapter 20.06.

Beauty and Barber Shops	x
Bed and Breakfast (3)	x
Boats and Marine Accessories	x
Books, Stationery, Office Supplies	x
Building and Trade (e.g., Plumbing, Heating, Electrical)	x
Butcher Shop	x
Camera Stores and Photographic Studios	x
Candy Store	x
Christmas Tree Sales Lot	x
Clothing and Accessories	x
Coin and Stamp Shops	x
Convenience Store (*) (4)	x
Delicatessen	x
Department, Discount, Variety Stores	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x

Dry Cleaning Plants	x
Employment Agencies (Private)	x
Fabric Store	x

NOTES:

1. Level I and II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

[3. Subject to specific development standards. See Chapter 20.138.](#)

[4. Subject to specific development standards. See Chapter 20.166.](#)

Farm Implements, Tools and Heavy Construction Equipment	x
Farm Supplies	x
Financial Institutions	x
Florist Shop	x
Food Store, Specialty or Super Market	x
Fuel, Oil and Coal Distributors	x
Furniture, Home Furnishings, Appliances	x
General Hardware, Garden Equipment and Supplies	x
Heating and Plumbing Equipment Stores	x
Horse and Pony Boarding, Riding Stables, Schools (Commercial)	2
Insurance Agents, Brokers and Service Agencies	x
Jewelry, Watches, Silverware Sales and Repair	x
Kennels (*)	3
Laundries	x
Laundromats	1
Liquor Stores	x
Lumber Yards	x
Malls, Multi-Tenant, Retail Complex	x

NOTES:

1. Level I and II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

Medical and Dental Facilities (3)	x
Motels and Hotels	x
Motorcycle Sales and Repairs (Including Maintenance and Parts)	x
Music Stores	x
Nursery (*)	1
Outside Advertising (Billboards)	<u>See Chapter 20.205</u>
Paint, Glass and Wallpaper Stores	x
Pet Stores, Pet Supplies, and Dog Grooming	x
Printing, Photocopy Service	x
Professional Office Buildings (3)	x
Real Estate Offices	x

Recycling Center (*)	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	1
Rental: Heavy Equipment (Except Automotive)	x
Rental: Small Tools, Lawn/Garden Equipment, etc.	x
Rental: Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x

NOTES:

1. Level I and Level II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

[3. In an RM Zone, subject to specific development standards. See Chapter 20.168.](#)

Repairs: Small Appliances, T.V.'s, Business Machines, etc.	x
Repairs: Locksmiths and Gunsmiths	x
Repairs: Re-Upholstery and Furniture	1
Repairs: Small Engine and Garden Equipment	x
Restaurants, Cafes and Drive-In Eating Facilities	1
Second Hand Store	x
Shoe Repair and Shoe Shine Shops	x
Sporting Goods, Bicycle Shops	x
Taverns and Bars, Dine, Drink and Dance Establishments	x
Taxidermy	1
Toy and Hobby Stores	x
Truck Service Stations and Shops	x
Waste Material Processing and Junk Handling (*)	x

Transportation

Electric Vehicle Level 1 and 2 Charging Stations (3)	1
Electric Vehicle Level 3 Charging Station (4)	1
Electric Vehicle Battery Exchange Station (5)	1
Bus Terminals	1
Transportation Brokerage Offices: Without Truck Parking	1
Transportation Brokerage Offices: With Truck Parking	1

NOTES:

1. Level I and II uses may require a higher level of review if the use or development is in an overlay zone.

[2. \(*\) refers to definition in Chapter 20.06.](#)

[3. See Chapter 20.156. Level 1 and 2 charging permitted in aquifer recharge areas and in other critical areas when serving an existing use.](#)

[4. See Chapter 20.156. Allowed only as accessory to a principal outright permitted use or permitted conditional use.](#)

5. See Chapter [20.156](#). The term "rapid" is used interchangeably with Level 3 and fast charging. Only "electric vehicle charging stations-restricted" as defined in Chapter [20.156](#).

Air, Rail, Truck Terminals (Short Term Storage, Office, etc.) (other than regional transportation facilities)	1
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Railroad Switch Yards, Maintenance and Repair Facilities, etc. (other than regional transportation facilities)	x
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	1
Utilities	
Power Generating Facilities	5
Local Utility Service Systems	1
Regional Transmission Storage/Collection Systems	3
Wireless Communication Facilities and related structures (3)	1
Large Satellite Dish Antennas (3)	1
Wholesale Trade/Storage	
Warehouses (*)	1
Wholesale Trade	1
Storage Facilities, Bulk (*)	1
Commercial (*)	x
Residential Mini-Storage (*) ⁽⁴⁾	1
NOTES:	
1. Levels I and II uses may require a higher level of review if the use or development is in an overlay zone.	
<u>2. (*) refers to definition in Chapter 20.06.</u>	
<u>3. Subject to specific regulations provided in Chapter 20.170.</u>	
4. No sales, storage of commercial goods, repair facilities, offices, light manufacturing or other uses shall be permitted in residential mini-storage facilities.	