

Chapter 2.4 — Industrial (I) Zones

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2.4.100 Purpose. Chapter 2.4 accommodates a range of industrial and commercial land uses in two Industrial Zones, Light Industrial (LI) and General Industrial (I). Both zones are intended to provide for land use compatibility while providing a high-quality environment for businesses and employees. The I zone is also intended to provide suitable locations for heavy industrial uses (e.g., raw materials processing; and manufacturing, assembly, packaging or distribution of heavy or large goods) that would not otherwise be compatible in other zones. The Light Industrial (LI) zone is intended to provide for those uses with relatively less impact, primarily where adjacent to residential zones. Chapter 2.4 guides the orderly development of industrial areas based on the following objectives:

- Provide for efficient use of land and public services;
- Provide appropriately zoned land with a range of parcel sizes for industry;
- Provide transportation options for employees and customers;
- Locate business services close to major employment centers;
- Ensure compatibility between industrial uses and nearby commercial and residential areas;
- Provide appropriate design standards to accommodate a range of industrial users;
- Provide attractive locations for business to locate; and
- Accommodate mixed-use development of light industrial areas.

2.4.110 Allowed Land Uses. Table 2.4.110 identifies the land uses that are allowed in the Industrial Zones. The specific land use categories are described and uses are defined in Chapter 1.3 and 1.4.

Background: This code is designed to make it easier to mix compatible uses than is typically allowed under conventional zoning.

Statutes and Regulations: Sections 2.3.110 and 2.3.190 address parts of OAR 660-012-0045 and 0060 by recommending design standards for commercial uses (e.g., offices and limited retail) where these uses are allowed in an industrial zone.

Table 2.4.110 – Land Uses Allowed in Industrial Zones		
Uses	Status of Use in Zone	
Use Categories (Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3.)	General Industrial (I)	Light Industrial (LI)
RESIDENTIAL CATEGORIES		
Household Living		
All Residential Uses (Household Living and Group Living) allowed, if:		
- lawfully existing as of 2/13/04	P	P
- May be expanded including the addition of accessory structures when in association with a principal use single-family detached house per Section 2.3.190(D)	S	S
- new dwelling built in conjunction with a permitted commercial or industrial use (residential use is allowed above ground floor only), or one industrial watchman’s caretaker unit, per Section 2.4.160(B)	N	P
	S	S
Bed and Breakfast Inn, per Section 2.2.200(D)	N	N
Hostels, per Section 2.2.200(D)	N	N
COMMERCIAL CATEGORIES		
Commercial Educational Services, not a school (e.g., tutoring or similar services)	N	CU
Commercial Outdoor Recreation	N	CU
Commercial Parking Facility (when not an accessory use)	CU	CU
Drive-Up / Drive-In / Drive-Through (drive-up windows, kiosks, ATM’s, similar uses/facilities), per Section 2.3.190(A)	S	S
Home Occupation		
- per the standards in Section 2.2.200(F)	S	S
- per the procedures in Section 4.9.200	CU	CU
Major Event Entertainment	N	CU
Mobile Vending Units, per standards in Section 4.9.300	S	S
Offices	P	P
Quick Vehicle Servicing or Vehicle Repair (see also Drive-Up Uses)	P	P
Retail Sales and Service, See also, Drive-Up Uses		
- less than 10,000 ft ² floor area	P	P
- greater than 10,000 ft ² floor area	N	N
Self-Service Storage	S	S
Short Term Vacation Rental	N	N
INDUSTRIAL CATEGORIES		
Industrial Service (see also Drive-Up Uses)		
- fully enclosed (e.g., office)	P	P
- not enclosed	P	CU
Manufacturing and Production		
- fully enclosed	P	P
- not enclosed	P	CU

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	General Industrial (I)	Light Industrial (LI)
Use Categories (Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3.)		
Warehouse and Freight Movement	P	P
Waste-Related	CU	N
Wholesale Sales		
- fully enclosed	S	S
- not enclosed	S	S
INSTITUTIONAL CATEGORIES		
Basic Utilities	P	P
Colleges	N	CU
Community Service	CU	CU
Daycare, adult or child day care; does not include Family Daycare (12 or fewer children) under ORS 657A.250	N	CU
Detention Facilities and Correctional Institutions	P	CU
Medical Centers	P	P
Parks and Open Space		
- pedestrian amenities	P	P
- parks and recreation facilities	CU	CU
- other open space	P	P
Religious Institutions and Houses of Worship		
- lawfully existing as of 2/13/04	P	P
- new	N	N
Schools		
- lawfully existing as of 2/13/04	P	P
- new	N	N
OTHER CATEGORIES		
Accessory Structures (with a permitted use)	P	P
Agriculture – Animals, when		
- existing use as of 2/13/04	P	P
- accessory to a permitted industrial use	CU	CU
- new use	CU	CU
Agriculture – Nurseries and similar horticulture (See also, Wholesale and Retail Uses)	S	S
Mining	CU	N

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Uses	Status of Use in Zone	
	General Industrial (I)	Light Industrial (LI)
Use Categories (Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3.)		
Radio Frequency Transmission Facilities, per Chapter 3.6 <ul style="list-style-type: none"> - within structure height limit of zone - exceeding structure height limit of zone (both free-standing or building-mounted facilities) 	S CU	S CU
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are allowed.	CU	CU
Temporary Uses, per Section 4.9.100.	P	P
Transportation Facilities (operation, maintenance, preservation, and construction [in accordance with the City’s Transportation System Plan])	P	P

Key:

- P = Permitted, subject to site/development review
S = Permitted with standards and subject to site/development review
CU = Conditional Use Permit required (Chapter 4.4)
N = Not permitted

Table 2.4.120 – Development Standards for Industrial Zones		
Standard	General Industrial (I)	Light Industrial (LI)
	Minimum Setbacks (feet)	
<u>Front/Street</u> <ul style="list-style-type: none"> - where adjacent to a commercial or industrial zone - where adjacent to a residential zone 	20 ft 25 ft	20 ft 25ft
<u>Rear</u> <ul style="list-style-type: none"> - where adjacent to a commercial or industrial zone - where adjacent to a residential zone - common wall buildings 	10 ft 25 ft 0 ft	10 ft 25 ft 0 ft
<u>Side</u> <ul style="list-style-type: none"> - where adjacent to a commercial or industrial zone - where adjacent to a residential zone 	0 ft 25 ft	0 ft 25 ft
<u>Alley</u>	1 ft	1 ft
<i>*Separate or additional setback restrictions and fire protection measures may be required by the Building official.</i>		
Structure Height		
<u>Maximum structure height</u> , except where taller structures are allowed by CUP	50 ft	50 ft
<u>Buildings within 100 ft of a residential zone</u>	38 ft	38 ft
Lot Coverage	90%	80%

2.4.120 Setback Yards and Buffering

Background: Section 2.4.120 is intended to provide flexibility in development. The standards ensure compliance with fire and building codes, separation between industrial zone uses and adjacent residential areas, and pedestrian connections through large developments.

- A. Purpose.** Setback yards and buffers provide separation between industrial and non-industrial uses for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation.
- B. Applicability.** The setback yard and buffer standards in subsections 2.4.120(C)(F) are minimum standards that apply to buildings, accessory structures, parking areas, mechanical equipment, and other development, but not buffers as required under subsection F). In granting a Conditional Use Permit, the approval body may increase the standard yards and/or buffers consistent with the criteria in Chapter 4.4. The approval body may also decrease the standard yards and/or buffers through the CUP process, provided that all applicable building and fire safety codes (subsection G) are met. Separate or additional setback restrictions and fire protection measures may be required by the Building official.
- C. Front and Street Yard Setbacks.**
1. General Industrial (I) Zone: Minimum of 20 feet
 2. Light Industrial (LI) Zone: Minimum of 20 feet
- D. Rear Yard Setbacks.**
1. General Industrial (I) Zone: Minimum of 10 feet where adjacent to a Commercial or Industrial Zone, except common wall buildings with 0-setback are allowed;
 2. Light Industrial (LI) Zone: Minimum of 10 feet where adjacent to a Commercial or Industrial Zone, except common wall buildings with 0-setback are allowed;
 3. Industrial Zone (I or LI) Abutting a Residential Zone: Minimum of 25 feet.
- E. Side Yard Setbacks.** There are no required side-yard setbacks, except a minimum of 25 feet is required when an Industrial Zone (I or LI) abuts any residential zone.
- F. Other Yard Requirements.** For an application being processed as a Type III procedure, the following requirements may be imposed:
1. Buffering. The approval body may require landscaping, fences, walls or other buffering that exceed the landscaping standards in Chapter 3.2 when it finds through Site Design Review (Chapter 4.2), Conditional Use Permit review (Chapter 4.4), and/or Master Planned Development review (Chapter 4.5), as applicable, that more or different buffering is necessary to mitigate

adverse noise, light, glare, and/or aesthetic impacts to adjacent properties.

2. **Pedestrian Access.** The approval body may require the construction of pedestrian access ways through required buffers to ensure pedestrian connections within large developments, between multiple development phases, or connecting to public sidewalks, walkways, or multi-use pathways. The design of access ways shall conform to Section 3.1.300.

G. Building and Fire Codes. All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above (e.g., combustible materials, etc.)

2.4.130 Lot Coverage

Background: Section 2.4.130 is intended to provide flexibility in development while ensuring some provision of open space for landscaping and storm water management.

- A. **General Industrial (I) Zone:** Maximum lot coverage, including all impervious surfaces, 90 percent.
- B. **Light Industrial (LI) Zone:** Maximum lot coverage, including all impervious surfaces, 80 percent.

2.4.140 Site Layout and Design

Background: Section 2.4.140 is intended to provide flexibility in development while providing for compatibility of industrial uses through the application of discretionary standards. This section also ensures the creation of a local street network in large developments (LI Zone only).

Statutes and Regulations: Section 2.4.140 implements parts of Transportation Planning Rule (OAR 660-012-0045) related to the formation of connected street systems.

A. Development Compatibility.

1. The following standards shall apply to all industrial uses and developments in the General Industrial and Light Industrial Zones:
 - a. Developments and uses shall be oriented on the site to minimize adverse impacts (e.g., noise, glare, smoke, dust, exhaust, vibration, etc.) and to provide compatibility with adjacent uses to the extent practicable.
 - b. Mechanical equipment, lights, emissions, shipping/receiving areas, and other components of an industrial use that are outside enclosed buildings, shall be located away from residential areas, schools, parks and other non-industrial areas to the maximum extent practicable; and
 - c. The City may require a landscape buffer, or other visual or sound barrier (fence, wall,

landscaping, or combination thereof), to mitigate adverse impacts that cannot be avoided, as provided in Section 2.4.120.

2. Junk as defined by ORS 377.605(5) and Junk yards as defined in Section 1.3.300 shall be fenced, screened, or limited in height so as to block substantially any view of such material from any point located on an abutting street or from any point less than eight feet above grade within any abutting residential or commercial zone. However, this section shall not be deemed to require more than an opaque fence or screen not more than ten feet in height and not longer than the full perimeter of the subject development site. No outdoor storage of materials, which could be blown into the air or strewn about by wind, shall be permitted.

2.4.150 Building and Structure Height. The maximum allowable height of buildings and structures in the I and LI zones is 50 feet, except that taller buildings and structures are allowed when approved as part of a Conditional Use Permit. Buildings within 100 feet of a residential zone shall not exceed a height of 38 feet.

2.4.160 Special Standards

- A. **Conditional Uses.** Uses with significant noise, light/glare, dust, vibration, odor, or traffic impacts as defined below shall require Conditional Use Permit approval, in addition to Development Review or Site Design Review:
 1. Noise: The noise level beyond the property line exceeds 85 dBA at any time.
 2. Light and Glare: Lighting and/or reflected light from the development exceeds ordinary ambient light and glare levels (i.e. levels typical of the surrounding areas).
 3. Dust and/or Exhaust: Dust and/or exhaust emissions from the development exceeds ambient dust or exhaust levels that existed prior to development.
 4. Odor and other Air Emissions: Odors and other air emissions that are generally recognized to be a risk to human health, a potential impact on individuals with respiratory illnesses, or which hold the potential to negatively impact the enjoyment of adjacent properties.
 5. Traffic: Uses which are likely to generate unusually high levels of vehicle traffic due to shipping and receiving.
- B. **Residential Caretakers Units.** One residential caretaker unit shall be permitted for each primary industrial use, subject to the following conditions:
 1. The primary industrial use shall be an active on-going business, occupied during working hours with employee activity, and shall have an industrial building footprint of no less than 5,000 ft². If

a primary industrial use ceases to exist, the caretaker unit shall be removed. If a primary industrial use is closed for more than 24 months, the caretaker unit shall not be occupied.

2. The unit shall be served with public water and sanitary sewerage disposal, in conformance with city engineering requirements. It may be a stick-built house, or a single-wide manufactured home newer than 1990. The unit shall be at least 760 ft², but no larger than 1,000. It must be located within 150' and in sight of the principle industrial use.
 3. Caretaker units shall be required to meet applicable fire safety and building code requirements, in addition to the applicable setback standards of this chapter.
- C. **Home Occupation** – Home Occupations are permitted in pre-existing non-conforming residences in the Industrial Zone subject to criteria and standards in Section 2.2.200 (F) and Section 4.9.200.