

Chapter 18.130
INDUSTRIAL ZONES

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18.130.010 Purpose

The purpose of this chapter is to implement the goals and policies of the comprehensive plan related to land use planning and economic development by:

- A. Ensuring that a full range of economic activities and job opportunities are available throughout the city; and
- B. Minimizing the potential adverse impacts of industrial uses on nonindustrial uses by carefully locating and selecting the types of uses allowed in each industrial zone. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.130.020 List of Base Zones

- A. I-P: Industrial Park zone. The I-P zone provides appropriate locations for combining light manufacturing, office, and small-scale commercial uses, such as restaurants, personal services, and fitness centers, in a campus-like setting with no nuisance characteristics such as noise, glare, odor, or vibration.
- B. I-L: Light Industrial zone. The I-L zone provides appropriate locations for general industrial uses including, but not limited to: industrial services, manufacturing and production, research and development, warehousing and freight movement, and wholesale sales activities with few, if any, nuisance characteristics such as noise, glare, odor, or vibration.
- C. I-H: Heavy Industrial zone. The I-H zone provides appropriate locations for intensive industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, railroad yards, waste-related businesses, and wholesale sales activities. Activities in the I-H zone include those that involve the use of raw materials, require significant outdoor storage, or generate heavy truck or rail traffic. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.130.030 Land Use Standards

- A. General Provisions. A list of allowed, restricted, conditional, and prohibited uses in industrial zones is provided in Table 18.130.1. If a use category is not listed, see Section 18.60.030.
 - 1. Allowed (A). Uses that are allowed, subject to all of the applicable provisions of this title.
 - 2. Restricted (R). Uses that are allowed provided they are in compliance with special requirements, exceptions, or restrictions.

3. Conditional (C). Uses that require the approval of the Hearings Officer using discretionary criteria. The approval process and criteria are provided in Chapter 18.740, Conditional Uses.
 4. Prohibited (P). Uses that are not allowed under any circumstance.
- B. Use restrictions. Day care and commercial lodging uses are subject to additional land use restrictions in Section 18.130.040.
- C. Development standards. The standards for nonresidential development in industrial zones are located in Chapter 18.330, Industrial Zone Development Standards, and the applicable plan district chapter, if any.

Table 18.130.1 Industrial Zone Use Standards			
Use Categories	I-P	I-L	I-H
<i>Residential Use Categories</i>			
Group Living	P	P	P
Household Living [1]	R	R	R
<i>Civic / Institutional Use Categories</i>			
Basic Utilities	C[2]	C[2]	A
Colleges	P	P	P
Community Services [3]	C	C	C
Cultural Institutions	P	P	P
Day Care [4]	R	R	R
Emergency Services	A	A	A
Medical Centers	P	P	P
Postal Service	A	A	A
Religious Institutions	P	P	P
Schools	P	P	P
Social/Fraternal Clubs/Lodges	P	P	P
Temporary Shelter	P	P	P
<i>Commercial Use Categories</i>			
Adult Entertainment	P	P	P
Animal-Related Commercial	A	A	A
Bulk Sales	R [5][6]	P	P
Commercial Lodging	R [7]	P	P
Custom Arts and Crafts	P	P	P
Eating and Drinking Establishments	R [8]	P	P
Indoor Entertainment	A	P	P
Major Event Entertainment	P	P	P
Motor Vehicle Sales/Rental	R [5][9][10]	A	A
Motor Vehicle Servicing/Repair	C	A	A
Non-Accessory Parking	A	A	A
Office	A	P	P
Outdoor Entertainment	A	P	P
Outdoor Sales	P	A	A
Personal Services	R [8]	P	P
Repair-Oriented Retail	A	P	P
Sales-Oriented Retail	R [8]	P	P
Self-Service Storage	A	A	A

**Table 18.130.1
Industrial Zone Use Standards**

Use Categories	I-P	I-L	I-H
Vehicle Fuel Sales	A	A/C [11]	A
<i>Industrial Use Categories</i>			
General Industrial	P	A	A
Heavy Industrial	P	P	A
Industrial Services	R [5]	A	A
Light Industrial	A	A	A
Railroad Yards	P	P	A
Research and Development	A	A	A
Warehouse/Freight Movement	P	A	A
Waste-Related	P	P	A
Wholesale and Equipment Rental	R [5]	A	A
<i>Other Use Categories</i>			
Agriculture/Horticulture [12]	A	A	A
Cemeteries	P	C	P
Detention Facilities	C	P	C
Heliports	C	C	C
Mining	P	P	A
Wireless Communication Facilities	A/R [13]	A	A
Transportation/Utility Corridors	A	A	A

A=Allowed R=Restricted C=Conditional Use P=Prohibited

- [1] A single detached house is allowed where it is located on the same site as the allowed use and is occupied exclusively by the caretaker, or kennel owner or operator, and family.
- [2] Above-ground public and private utility facilities proposed with development and underground public and private utility facilities are allowed. Standalone above-ground public and private utility facilities not proposed with development are allowed conditionally.
- [3] Limited to outdoor recreation on: (1) land classified as special flood hazard area, when the recreational use does not otherwise preclude future cut and fill as needed to support industrial zone development outside the special flood hazard area; and (2) land located outside the special flood hazard area, when the recreational use is temporary and does not otherwise preclude allowed or conditional uses.
- [4] Family day care is allowed. Other day care uses are subject to additional land use restrictions in Subsection 18.130.040.A.
- [5] All use activities must be contained inside a structure except for employee and customer parking.
- [6] Bulk Sales are only allowed in the I-P zone east of SW 72nd Avenue. The maximum allowed gross floor area is 60,000 square feet per building.
- [7] See Subsection 18.130.040.B for additional land use restrictions.
- [8] The maximum allowed gross floor area of these uses, either separately or in combination, is 20 percent of the entire development complex. The maximum allowed gross floor area for retail uses is 60,000 square feet per building or tenant.
- [9] The maximum allowed gross floor area of these uses, either separately or in combination, is 10,000 square feet per lot.
- [10] Only boat sales or rental is allowed.

- [11] Vehicle Fuel Sales allowed unless in combination with convenience sales, in which case it is allowed conditionally.
- [12] Where adjacent to a residential use, poultry or livestock must be housed a minimum of 100 feet from any dwelling unit, except a dwelling unit on the same lot.
- [13] See Chapter 18.450, Wireless Communication Facilities, for a description of allowed and restricted facilities in the I-P zone. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.130.040 Land Use Restrictions

- A. Day care uses. The following standards apply to all day care facilities in industrial zones, except family day care:
1. The applicant must prepare an environmental impact assessment that documents noise, visible emissions, vibration, odor, glare, and heat from uses within 0.25 miles. A plan and program for day care facilities to provide mitigation on-site for any of the above off-site impacts must be provided. Sound attenuation walls, screening, window covering, shades, and other such means are appropriate means of mitigation and may be attached as conditions of approval.
 2. The State of Oregon Child Care Division Certification Section must be notified of the proposed site plans prior to submitting an application to ensure that the plans submitted generally address the permitting requirements.
 3. Prior to occupancy of the proposed day care, evidence of certification through the State of Oregon Child Care Division must be provided to the city.
- B. Commercial lodging uses. The following standards apply to all commercial lodging uses in the I-P zone:
1. The site must be a minimum of 2 acres and a maximum of 5 acres.
 2. The site must have access to an arterial or collector street approved by the City Engineer with sufficient capacity to maintain adequate access to local businesses.
 3. Uses that are allowed in the I-P zone are allowed as accessory uses to a commercial lodging development, provided they comprise no more than 20 percent of total gross floor area of the development. (Ord. 18-28 §1) ■