

Chapter 2.4 —Industrial (I) Districts

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2.4.100 Purpose

Chapter 2.4 accommodates a range of industrial and commercial land uses in three Industrial Districts, Light Industrial (M-1), Heavy Industrial (M-2) and Business Park (BP). These districts are intended to provide for land use compatibility while providing a high-quality environment for businesses and employees. The industrial districts are 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 districts. The Business Park District is intended to allow for mixed light industrial and service commercial uses, with limited supporting retail, in a master planned campus-like setting.

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;
- Accommodate mixed-use development of light industrial areas; and
- Protect employment sites for their intended use as identified in the Cottage Grove Economic Opportunities Analysis.

2.4.110 Land Uses Allowed in the Industrial Districts

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

TABLE 2.4.110 Land Use in Industrial Districts (M-1, M-2, BP)

USE Categories (Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3)	Light Industrial (M-1)	Heavy Industrial (M-2)	Business Park (BP)
Residential Categories			
Household Living			
All Residential Uses	N	N	N
Commercial Categories			
Drive-up/Drive-in/Drive-through (drive-up windows, kiosks, ATM's, similar uses/facilities), per Section 2.3.190	N	N	N
Bed and Breakfast Inn	N	N	N
Educational Services, not a school (e.g., tutoring or similar services)	N	N	MP
Entertainment, Major Event	N	N	N
Office			
- Primary use	N	N	MP
- Accessory Use	P	P	P
Outdoor recreation, Commercial	N	N	N
Parking Lot (when not an accessory use)	CU	CU	N
Quick Vehicle Servicing. (See also Drive-Up/Drive-In/Drive-Through Uses, per Section 2.3.190)	N	N	N
Vehicle Repair	CU	CU	N

2.4 – Industrial (I) Land Use Districts – Permitted Uses

USE Categories (Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3)	Light Industrial (M-1)	Heavy Industrial (M-2)	
Retail Sales and Service - Accessory to primary use	CU	CU	N
Self-Service Storage	P	P	N
Industrial Categories			
Light Industrial Service	P	P	MP
Medium/Heavy Industrial Service	N	N	N
Light Manufacturing and Production - fully enclosed (e.g., office) - not enclosed	P	P	MP
	CU	P	N
Medium/Heavy Manufacturing and Production	N	P	N
Warehouse and Freight Movement	N	P	N
Waste-Related	CU	P	N
Wholesale Sales	S	CU	MP
<u>Business Park Retail Commercial</u>	<u>N</u>	<u>N</u>	MP
<u>Business Park Service Commercial</u>	<u>N</u>	<u>N</u>	MP
Institutional Categories			
Basic Utilities	P	P	MP
Colleges	N	N	N

2.4 – Industrial (I) Land Use Districts – Permitted Uses

USE Categories (Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3)	Light Industrial (M-1)	Heavy Industrial (M-2)	
Community Service	CU	P	MP
Family Daycare (12 or fewer children) under ORS 657A.250	P	P	N
Daycare, adult or child (exceeding 12)	N	N	MP
Pedestrian Amenities	P	P	P
Parks and Open Space	N	N	N
Parks and Open Space, when designated on an adopted Specific Area Plan, or when part of a Master Plan	P	P	P
Religious Institutions and Houses of Worship	N	N	N
Schools	N	N	N
Other Categories			
Accessory Structures (with a permitted use)	P	P	MP
Small Animals, limited to 3 cats and/or dogs, pot-bellied pigs, rabbits, chickens or similar size animal (excluding roosters and swine)	P	P	N
Nurseries and similar commercial horticulture (indoor or outdoor)	CU	N	N
Buildings and Structures exceeding Height Limits in Table 2.3.120	CU	CU	MP
Wireless Telecommunication Facilities	CU	CU	MP
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are allowed.	CU	CU	MP
Temporary Uses, per standards in Section 4.9.100 - Temporary Job Trailers	P	P	P
Transportation Facilities (operation, maintenance, preservation and construction)	P	P	P

2.4.120 Industrial Districts – Setback Yards; Industrial Buffers

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 G). 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 Conditional Use Permit process process, provided that all applicable building and fire safety codes are met.

C. Front and Street Yard Setbacks.

1. Light Industrial (M-1) District: Minimum of 20 feet.
2. Heavy Industrial (M-2) District: Minimum of 10 feet.
3. Business Park (BP) District: Minimum of 25 feet from designated arterial streets, 20 feet from collector streets, and 15 feet from local streets.

D. Rear Yard Setbacks.

1. Adjacent to a Commercial or Industrial District: Minimum of 10 feet, except common wall buildings with 0-setback are allowed;
2. Abutting a Residential District: Minimum of 20 feet, and conformance with the R/R-1 height step-down standards in Section 2.2.170.C.

E. Side Yard Setbacks. There are no required side-yard setbacks, except a minimum of 20 feet and conformance with the R/R-1 height step-down standards in Section 2.2.170.C is required when an Industrial District abuts an R or R-1 District.

F. Minimum Landscape Area (% site area). The minimum landscape area for M-1 and M-2 Industrial Districts shall be 5%. The minimum landscape area for BP Industrial District shall be 20%. Landscape area may include plant areas and some non-plant areas as allowed under Section 3.2.300.D.

G. Buffering Other Yard Requirements.

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.

Developments within Industrial Districts abutting Residential Districts will be required at minimum to erect a fence, evergreen hedge or wall along the property line that is the zone boundary. The approval body may also require a fence, evergreen hedge or wall to be erected to screen the view of storage yards and operations not enclosed in a building. The fence, hedge or wall shall screen not less than 70 percent of the view and be between 5 and 8 feet in height.

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.

2.4.130 Industrial Districts – Lot Coverage

- A. **Light Industrial (M-1) District:** Maximum lot coverage, including all impervious surfaces, 80 percent.
- B. **Heavy Industrial (M-2) District:** Maximum lot coverage, including all impervious surfaces, 80 percent.
- C. **Business Park (BP) District:** Maximum lot coverage, including all impervious surfaces, 70 percent.

2.4.140 Industrial Districts – Site Layout and Design

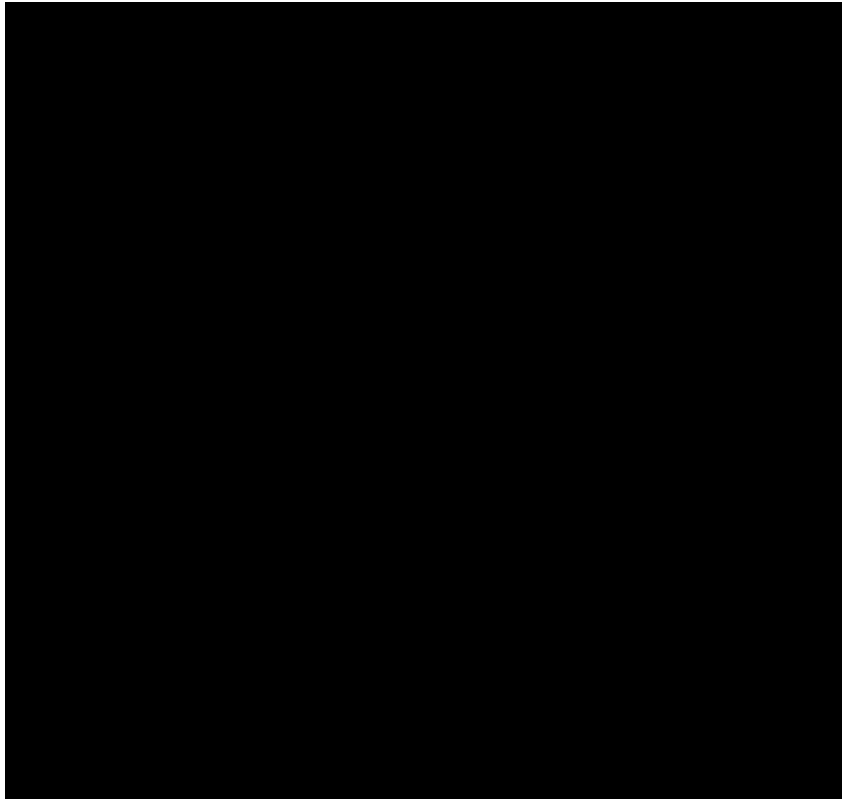
- A. **Development Compatibility.** Industrial uses and developments shall be oriented on the site to minimize adverse impacts (e.g., noise, glare, smoke, dust, exhaust, vibration, etc.) and to provide compatibility with adjacent uses to the extent practicable. The following standards shall apply to all development in the Light and Heavy Industrial and Business Park Districts:
 1. 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
 2. 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.
- B. **Large-Scale Commercial Development – M-1 District Only.** Developments containing 40,000 square feet or more commercial, retail, wholesale, or office floor area in a Light Industrial District shall have pedestrian-oriented design. This standard is satisfied when the approval body finds that a development meets the all of the following criteria:

1. The commercial block layout standards in Section 2.3.150.D are met; and
2. The architectural standards in Section 2.3.170 are met. For the purpose of meeting the build-to line standards in subsection 2.3.170.B(4), the build-to line is parallel to all abutting street property lines at a distance of 60 feet from the street property line.

C. Special Use Standards – BP Districts Only. All development within the BP District must comply with the following standards:

1. Master Plan. All development must be preceded by an approved master plan as provided in Chapter 4.5, Master Planned Developments.
2. Indoor Activity. All business activity must be conducted completely indoors, with the exception of outdoor seating associated with restaurants and outdoor recreation areas.
3. Building Separation. Except for common wall buildings, buildings must be separated from one another by at least 30 feet of landscaped area.
4. Common Space. At least 10 percent of the total required landscape area must be common open space available to all tenants and owners in the Business Park. Parking lot buffering and property line buffering may not be used to meet common open space requirements.
5. Vehicular Areas.
 - a. Except for approved driveways, paved areas intended for vehicular use shall meet building setback standards and shall be landscaped.
 - b. Parking and loading areas generally shall be located behind buildings. The Planning Commission may approve parking and loading areas between buildings provided there is at least 30 feet of landscaped area separating the buildings as shown on Figure 2.4.140.C.

Figure 2.4.140.C – Building Separation with Parking



6. Signage. No sign shall be permitted within the BP without a sign permit as provided in Chapter 3.8. A sign concept plan showing the locations, general size, style and materials of signs must be submitted as part of the planned development proposal pursuant to Chapter 4.5, Master Planned Developments.
7. Prohibited Impacts from Uses in Business Parks.
 - a. Noise, vibration, air or water pollution that exceed DEQ standards.
 - b. Air emissions, including smoke, particulate matter, and noxious gases that are readily discernable to the human senses (without instruments) outside of the Business Park. Vehicles that use state highways and landscaping equipment are exempt from this standard.

2.4 – Industrial (I) Land Use Districts – Lot Coverage; Site Layout and Design; Building and Structure Height

2.4.150 Industrial Districts – Building and Structure Height

The maximum allowable height of buildings and structures in the M-1 and M-2 districts is 35 feet, except that taller buildings and structures are allowed when approved as part of a Conditional Use Permit, provided they conform to the R/R-1 height step-down.

2.4.160 Industrial Districts – Large Site Master Planning Requirements

Industrial land added to the Cottage Grove Urban Growth Boundary (UGB) to meet industrial land needs identified in the Cottage Grove Economic Opportunities Analysis (2009) shall be assigned a Master Planned Development (PD) overlay zone under Chapter 4.5, Master Planned Developments following annexation.

A. The minimum development area covered by this master plan shall be 20 acres.