

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 two Industrial Districts, Light Industrial (M-1) and Heavy Industrial (M-2). Both 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. 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 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)

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

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
Self-Service Storage	P	P
Industrial Categories		
Light Industrial Service	P	P
Medium/Heavy Industrial Service	N	N
Light Manufacturing and Production - fully enclosed (e.g., office) - not enclosed	P CU	P P
Medium/Heavy Manufacturing and Production	N	P
Warehouse and Freight Movement	N	P
Waste-Related	CU	P
Wholesale Sales	S	S
Institutional Categories		
Basic Utilities	P	P
Colleges	N	N
Community Service	CU	P

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

D. Rear Yard Setbacks.

1. Light Industrial (M-1) District: Minimum of 10 feet where adjacent to a Commercial or Industrial District, except common wall buildings with 0-setback are allowed;
2. Heavy Industrial (M-2) District: Minimum of 10 feet where adjacent to a Commercial or Industrial District, except common wall buildings with 0-setback are allowed;
3. Industrial District (M-1 or M-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 Industrial Districts shall be 5%. 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.

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 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

2.4 – Industrial (I) Land Use Districts

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.

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.