

CHAPTER 155.500

RICKREALL UNINCORPORATED COMMUNITY INDUSTRIAL (Rickreall UC-I) ZONING DISTRICT

155.510.	Purpose and Intent
155.520.	Small-Scale, Low-Impact Uses
155.525.	Industrial Mill Sites
155.530.	Standard Industrial Classifications
155.540.	Permitted Uses
155.550.	Uses Subject to Administrative Review
155.560.	Conditional Uses

155.510. PURPOSE AND INTENT. The purpose of the Rickreall Unincorporated Community Industrial (Rickreall UC-I) Zoning District is to implement the Comprehensive Plan policies related to industrial development by providing for industrial uses with limited off-site impacts such as noise, dust, or odor. This zone is applied to designated industrial lands within the unincorporated community of Rickreall.

Industrial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses that require proximity to rural resources, or other uses which are small-scale and low impact.

155.520. SMALL-SCALE, LOW-IMPACT USES. Except as provided in Section 155.525, a small-scale, low impact uses listed under Section 155.540(F) or Section 155.560(B) or (C) shall be established in a building or buildings not to exceed 40,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Except as provided in Section 155.525, the establishment of a new industrial use listed under Section 155.540(F), Section 155.560(B), or Section 155.560(C) or expansion of an industrial use other than those listed under Section 155.540(A) which would exceed the 40,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

155.525. INDUSTRIAL MILL SITES. A use sited on an abandoned or diminished industrial mill site that was engaged in the processing or manufacturing of wood products is not subject to the small-scale, low-impact building size limitation, provided that the use will be located only on the portion of the mill site that was zoned for industrial use on October 28, 1994.

155.530. STANDARD INDUSTRIAL CLASSIFICATIONS. Standard Industrial Classification (SIC) code numbers for most of the uses in this zone are shown in parentheses after the listed use. The SIC codes are a coding system used by the federal government to identify specific industries. Two-digit codes are used most often in the Zoning Ordinance to describe general categories of uses. In some instances, more specific three and four-digit codes are used. A copy of the SIC Manual is available for use at the Community Development Department and provides a more detailed description of the uses described in each general category.

155.540. PERMITTED USES. Within the Rickreall UC-I Zone, no building, structure, or premises shall be used, enlarged, or designed to be used, erected, structurally altered, or enlarged except for one or more the following uses:

- (A) Expansion of an existing industrial use which existed on December 5, 1994.
- (B) Dwelling for a caretaker or watchman for the premises only (88).
- (C) Ambulance service (8099).
- (D) Fire stations.
- (E) Industrial uses which require proximity to rural resources:
 - (1) Gardens, orchards, crop cultivation and timber raising and tree farm (01, 02);
 - (2) Greenhouses and outdoor plant nurseries (018, 526);
 - (3) Lumber and wood products processing, manufacturing and storage facilities (24);
 - (4) Food and kindred products manufacturing (20); and
 - (5) Millwork, veneer, and wooden container manufacturing (243, 244).
 - (6) Farm product warehousing and storage (4221);

- (7) Farm or forest products stand, designed and used for the sale of farm crops, special forest products and livestock grown on farms in the local agricultural area, including the retail sale of incidental items accounting for no more than 25 percent of the total sales of the farm or forest stand. Farm or forest products stands do not include structures designed for residential occupancy or to accommodate activities other than the sale of farm crops, special forest products and livestock, such as structures for banquets, public gatherings or entertainment;
 - (8) Farm or forest implement and equipment sales;
 - (9) Farm or forest related equipment, machinery or truck repair, including associated service parts facilities; and
 - (10) Farm and forest supply.
- (F) Industrial uses which are small-scale, low-impact:
- (1) Any use permitted under 154.540(C);
 - (2) Communications tower, as provided in PCZO 112.135 (48); [Amended by Ordinance 04-09]
 - (3) Business offices of the firm or operations;
 - (4) Restaurants (buildings not to exceed 4,000 square feet) (58);
 - (5) Public utilities (49);
 - (6) Parking lot, garage (commercial) when developed as prescribed in Chapter 112 (7521);
 - (7) Tractor and heavy equipment sales and service (352);
 - (8) Motor vehicle body & painting facility (371);
 - (9) Truck stop facility (423);
 - (10) Wholesale trade (50);
 - (11) Appliance, office and electrical product equipment manufacturing (39);
 - (12) Professional, scientific and controlling equipment manufacturing (873);
 - (13) Rubber and allied products manufacturing (30);
 - (14) Food, grain, feed and derivative products processing facility;
 - (15) Meat processing and manufacturing facilities (021);
 - (16) Manufacturing of fabricated metal products (34);
 - (17) Building contractors (general, highway and street contractors, heavy construction contractors) (15, 16);
 - (18) Special trade construction contractors (17);
 - (19) Auction house or market;
 - (20) Motor freight depot (421);
 - (21) Industrial and commercial machinery and computer manufacturing facilities (355);
 - (22) Blacksmith;
 - (23) Welding, welding shop; and
 - (24) Machine shop.

- (G) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

155.550. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

155.560. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in the Rickreall UC-I Zone:

- (A) Industrial uses which require proximity to rural resources:
- (1) Any use permitted under 154.560(B);
 - (2) Mining and quarrying of nonmetallic minerals, except fuels (14);
 - (3) Sand and gravel resource processing sites, excluding quarries (see Sections 120.410 to 120.460) (144);
 - (4) Cement, clay, glass and stone products manufacturing facilities (32); and
 - (5) Livestock auctions and sales, including feed lots (0211).
- (B) Industrial uses which are small-scale, low-impact:
- (1) Any use permitted under 154.560(C);
 - (2) Kennels (boarding and raising of animals);
 - (3) Cottage Industry Home Occupations;
 - (4) Metals, primary, manufacturing facilities (33);
 - (5) Manufacturing of fabricated metal products (34);
 - (6) Machinery facilities;
 - (7) Railroad equipment manufacture and repair (374);
 - (8) Auto wrecking yard, perimeter fenced and landscaped;
 - (9) Paper and allied products manufacturing facilities (265)(267);
 - (10) Bulk fuel storage;
 - (11) Petroleum, petroleum products, and storage facilities (29);

- (12) Marijuana processing as defined in PCZO 110.371(B); **[Amended by Ordinance 16-01]**
 - (13) Marijuana wholesaling as defined in PCZO 110.371(C); **[Amended by Ordinance 16-01]**
 - (14) Marijuana testing laboratory as defined in PCZO 110.371(E); **[Amended by Ordinance 16-01]**
- (C) Any other industrial use, where the buildings do not exceed 40,000 square feet of floor space provided that:
- (1) The use is small in size and low impact; or
 - (2) The use is significantly dependent upon a specific resource located on agricultural or forest land; and
 - (3) The use will not have adverse impacts on surrounding farm and forest activities; and
 - (4) The new use will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or if such services are not available to the site, the capacity of the site itself to provide adequate water and absorb waste water.
- (D) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. **[Amended by Ordinance 09-06]**

Appendix 1
Rickreall – Derry Unincorporated Community Industrial Properties
Building Size Inventory
January 2001

#	Tax Lot	Map#	Acres	Dwelling	Zone	Owner	Use	Building Size sq. ft.	Buildable
1	1000	7.4.30	1.44		IL	WEST HILLS MFG.	Vacant		X
5	802	7.4.31	9.91		IL	DEMBOWSKI AL	Dallas Coop Grain Storage Silos	432,000 Bushel Cap	
6	801	7.4.31	4		IL	SIEBER RAYMOND A	Dallas Equipment Repair	7,624	
7	1001	7.4.31	1		IL	WESTERN FARM SERVICES, INC	Seed Warehouse & Office	3,456 2,318	
8	1600	7.5.25	1.6		IL	BLESSING TONI JO	Vacant		X
9	1000	7.5.25D	0.82	1	IL	HINCHCLIFF CHARLES E & NORA E	1930 dwelling		
10	1100	7.5.25D	0.71		IL	HINCHCLIFF CHARLES E & NORA E	Red Mule Store	2,400	
11	300	7.5.25D	1	1	IL	PENNA EDWARD & REBECCA	1881 dwelling (Historic Registry)		
12	500	7.5.25D	1	1	IL	GOINS MARSHALL & MADISON D	1917 dwelling		
13	700	7.5.25D	0.87		IL	COUEY JOE E & LETA J	Vacant		X
14	800	7.5.25D	0.56	1	IL	COUEY LETA J	1945 dwelling		
15	900	7.5.25D	0.56	1	IL	COUEY LETA J	1920 dwelling		
16	100	7.5.25D	7.2		IL	HOFF GWENDOLYN CLAIRE ET AL	Burelbach Inds./Warehs./Manf./Shop	21,040 / 12,700 / 1,200	
17	200	7.5.25D	1		IL	POOLE JONATHAN W & MICHELLE	Industrial	1,728	
18	201	7.5.25D	3.01		IL	PEGG WYATT	Vacant		X
19	400	7.5.25D	2		IL	PEGG WYATT	Western Interlock	~9,000?	
20	600	7.5.25D	5.49		IL	IOTT KEN & JUDY ET AL	Rickreall Mini Storage	40,248	
21	100	7.4.29C	0.82		IH	WILLAMETTE GRASS SEED, LLC	Warehouses	9,408 / 5,040	X
22	101	7.4.31	1.36		IH	MARX RONALD L ET AL	Seed cleaning operation	Part of building 9,505	X
23	200	7.4.29C	1.52		IH	AG WEST SUPPLY	Farm equipment parking		X
24	300	7.4.29C	1.56		IH	WILLAMETTE GRASS SEED, LLC	Machine shop / warehouses / office/ utility building	14,640 / 17,252 / 1,896	
25	500	7.4.29C	9.56		IH	POLK COUNTY FARMS CO-OP	Showroom / Warehouse / Machine shop / tanks/ office / storage	6,710 / 11,675 / 6,912 / 1,540 / 1,240 / 14,010	
26	600	7.4.29C	1.72		IH	MARX RONALD L ET AL	Seed Warehouses (4)	39,908	
27	400	7.4.29C	2.67		IH	S. PACIFIC / BURLINGHAM	Grain warehouse	5,520	

This table was created using Polk County Tax Assessors Tax Maps. Each tax lot should not be inferred to be a separate lawfully created lot or parcel. The deed to the subject property describes, in the legal description, how many lots or parcels comprise the subject property. The legal status of the lots or parcels described in a deed can be determined by evaluating the land-use applications made through the Polk County Planning Division and the deed history of the subject property.