

## **CHAPTER 153.700**

### **GR/LI, GRAND RONDE: LIGHT INDUSTRIAL ZONE**

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**153.710. PERMITTED USES.** Within any GR/LI, Grand Ronde: Light Industrial Zone, no building, structure, or premises shall be used, arranged or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- A. Any industrial use permitted in subsection (B), Section 151.010; and subsection (B), Section 160.010;
- B. Utility facility, substation, transformer, gate station, pumping or lift station, telephone, radio, microwave, or television transmitter facilities of any kind, any storage facilities in conjunction with any of the above;
- C. Public works offices, yards, shops, bus barns, equipment and materials storage yards, and similar uses; and,
- D. Accessory Uses and Buildings.
- E. 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]

**153.720. PERMITTED USES, DEQ APPROVAL.** The industrial uses permitted in Sections 151.030 are allowed, subject to approval of the Department of Environmental Quality.

**153.730. 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]

**153.740. CONDITIONAL USES.**

- A. Dwelling, Single Family. Not more than one dwelling in conjunction with a permitted use, shall be all allowed on any parcel.
- B. Any industrial use provided in subsection (B) Section 151.050 and subsections (B) and (C) Section 160.040.
- C. Towers, Chimneys, electronic communication antennas and steeples exceeding 70 feet.
- 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]

**153.750. GENERAL DEVELOPMENT STANDARDS.** The general development standards in Sections 112.010 through 112.120 and 112.140 through 112.175 shall apply.

**153.760. FUTURE RIGHT-OF-WAY LINES.** Sections 112.180 through shall apply.

**153.770. OFF-STREET PARKING AND LOADING.** The off-street parking and loading requirements found in Sections 112.210 through 112.270 shall apply.

**153.780. FENCES.** Fences shall conform to the requirements found in Sections 112.350 through 112.370.

**153.790. INDUSTRIAL DEVELOPMENT STANDARDS.** The Industrial Development Standards found in subsection (B) Section 112.410 shall apply.