

CHAPTER 154

EOLA UNINCORPORATED COMMUNITY INDUSTRIAL COMMERCIAL (Eola UC- IC) ZONING DISTRICT

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154.010. PURPOSE AND INTENT. The purpose of the Eola Unincorporated Community Industrial Commercial (Eola UC-IC) Zoning District is to implement the Comprehensive Plan policies related to both industrial and commercial development by providing for a mixture of commercial and manufacturing activities. This zone is applied to designated lands within the unincorporated community of Eola.

Commercial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses which serve the needs of the surrounding community or the needs of the traveling public, or other uses which are small-scale and low impact. 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.

154.020. SMALL-SCALE, LOW-IMPACT USES. Commercial uses allowed in the Eola UC-IC Zone which are listed under Section 153.040(C) or 153.060(C) shall be established in a building or buildings not to exceed 4,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Except as provided in Section 154.025, an industrial use listed under Section 154.040(C) or Section 154.060(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.

Establishment of a new commercial use or expansion of a commercial use listed under Section 153.040(C) or Section 153.060(C) which would exceed the 4,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

Except as provided Section 154.025, the establishment of a new industrial use listed under Sections 154.040(C), 154.060(C) or expansion of an industrial use other than those listed under Section 154.040(B) which would exceed the 40,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

154.025. 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.

154.030. 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.

154.040. PERMITTED USES. The following uses and their accessory buildings and uses are permitted. All uses under this section are subject to the applicable standards as set forth in Chapter 112 (Development Standards) and other general provisions and exceptions set forth by this ordinance. No building, structure, or premises shall be used except for one or more of the following uses:

- (A) Commercial uses:
 - (1) Any use permitted under section 153.040, when established using the guidelines of the 153.040 subsection that the use is listed under.
- (B) Expansion of an existing industrial use which existed on December 5, 1994.
- (C) Industrial uses which are small-scale, low-impact:
 - (1) Electronic and other electrical equipment and components manufacturing (36);

- (2) Metal fabricated products manufacturing (34); except metal stampings, and screw machine products;
 - (3) Measuring, analyzing, and controlling instruments manufacturing (38);
 - (4) Tobacco processing (21);
 - (5) Transportation equipment manufacture (371)(372)(373)(375)(379);
 - (6) Public warehousing and storage (422);
 - (7) Wholesale trade, non-durable goods (51);
 - (8) Utilities - primary equipment and storage yard;
 - (9) Well drilling pump repair facilities; and
 - (10) Paperboard containers and boxes assembly (265).
- (D) 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]

154.050. 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]

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

- (A) Commercial uses:
 - (1) Any use permitted under section 153.060, when established using the guidelines of the 153.060 subsection that the use is listed under.
- (B) Industrial uses which require proximity to rural resources:
 - (1) Food and derivative products processing, including grain elevators, storage (20); and
 - (2) Millwork, veneer, and wooden container manufacturing (243, 244).
- (C) Industrial uses which are small-scale, low-impact:
 - (1) Manufacturing of rubber products and miscellaneous plastics products (30);
 - (2) Textile products manufacture, including apparel (22, 23);
 - (3) Metal working equipment and machinery manufacturing wholly within a building (354) except machine shops;
 - (4) Pharmaceuticals (283);
 - (5) Furniture and fixtures manufacturing (25);
 - (6) Sign construction and painting shop, contained wholly within a building.

- (7) Leather and leather products manufacture (31);
 - (8) Special industry machinery manufacturing, such as sawmill equipment (355);
 - (9) Refrigeration and service industry machinery manufacturing (358);
 - (10) Metal stampings (346);
 - (11) Screw machine products, and bolts, nuts, screws, rivets and washers (345); and
 - (12) Machine shop.
- (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
Eola Unincorporated Community Industrial Commercial Properties Inventory
January, 2001

Number	Tax Map ID	Location	Uses	Size (acres)	Bldg. Size (sq. ft.)
1	7425C 100	Highway 22-Eola	Vacant	0.72	Vacant
2	7425C200	4282 Highway 22-Eola	Church	0.62	12,515

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 for the subject property.

Appendix 2
Eola Unincorporated Community Industrial Commercial Properties Inventory
Post January, 2001

Number	Tax Map ID	Location	Uses/ Authorization/ Establishment Date	Size (acres)	Bldg. Size (sq. ft.)	Ordinance
1	7425B2000	Highway 22-Eola	Vacant / PA 03-04, ZC 03-02, Ordinance	6.10	34,000	Ord.# 03-03 7/23/2003