

CHAPTER 152

UNINCORPORATED COMMUNITY INDUSTRIAL COMMERCIAL (UC-IC) ZONING DISTRICT

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152.010. PURPOSE AND INTENT. The purpose of the Unincorporated Community Industrial Commercial (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 unincorporated communities.

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.

152.020. SMALL-SCALE, LOW-IMPACT USES. Commercial uses allowed in any UC-IC Zone which are listed under Section 147.040(C) or Section 147.060(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 152.025, an industrial use listed under Section 152.040(D) or Section 152.060(C) or (D) 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 147.040(C) or Section 147.060(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 in Section 152.025, the establishment of a new industrial use listed under Sections 152.040(D), 152.060(C), and 152.060(D) or expansion of an industrial use other than those listed under Section 152.040(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.

152.025. 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.

152.030. 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.

152.040. 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 147.040.
- (B) Expansion of an existing industrial use which existed on December 5, 1994;
- (C) Industrial uses which require proximity to rural resources:
 - (1) Food and derivative products processing, including grain elevators, storage (20);
 - (2) Laboratories (feed and seed, soil testing) (8734);

- (D) Industrial uses which are small-scale, low-impact:
 - (1) Electronic and other electrical equipment and components manufacturing (36);
 - (2) Metal fabricated products manufacturing (34);
 - (3) Printing, publishing and allied industries (27);
 - (4) Measuring, analyzing, and controlling instruments manufacturing (38);
 - (5) Manufacturing of rubber products and miscellaneous plastics products (30);
 - (6) Transportation equipment repair (37);
 - (7) Computer and office equipment assembling (357);
 - (8) Metal working equipment and machinery manufacturing wholly within a building (354);
 - (9) Public warehousing and storage (422);
 - (10) Wholesale trade, non-durable goods (51);
 - (11) Utilities - primary equipment and storage yard; and
 - (12) Well drilling pump repair facilities.
- (E) Transportation Improvements [Amended by Ordinance 01-01]
- (F) 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]

152.050. 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]

152.060. 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 in Section 147.060;
- (B) Industrial uses which require proximity to rural resources:
 - (1) Millwork, veneer, and wooden container manufacturing (243, 244).
- (C) Industrial uses which are small-scale, low-impact:
 - (1) Chemicals, fertilizers, insecticides, paint and allied products mixing and packaging (2875);
 - (2) Furniture and fixtures manufacturing (25);
 - (3) Paperboard containers and boxes assembly (265);
 - (4) Sign construction and painting shop, contained wholly within a building;
 - (5) Special industry machinery manufacturing, such as sawmill equipment (355);
 - (6) Refrigeration and service industry machinery manufacturing (358);
 - (7) Leather and leather products manufacture (31);
 - (8) Textile products manufacture, including apparel (22, 23); and
 - (9) Asphalt batch plants.

- (D) 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.
- (E) 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
Fort Hill Unincorporated Community Industrial Properties Inventory
May, 2005

Number	Tax Map ID	Location	Uses	Size (acres ±)	Bldg. Size (sq. ft.)
1	6.7.16A.500	25225 Yamhill River Road	Automotive repair and towing	1.13	2,880 Building and 4,000 Building