

## **CHAPTER 155**

### **EOLA UNINCORPORATED COMMUNITY INDUSTRIAL (EOLA UC-I) ZONING DISTRICT**

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**155.010. PURPOSE AND INTENT.** The purpose of the Eola Unincorporated Community Industrial (Eola 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 Eola.

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.

**155.020. SMALL-SCALE, LOW-IMPACT USES.** Except as provided Section 155.025, small-scale, low impact uses listed under Section 155.040(F) or Section 155.060(B), and 155.060(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.

Except as provided in Section 155.025, the establishment of a new industrial use listed under Section 155.040(F), Section 155.060(B), or Section 155.060(C) or expansion of an industrial use other than those listed under Section 155.040(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.

**155.025. 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.

**155.030. 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.

**155.040. PERMITTED USES.** Within the Eola 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).
- (F) Industrial uses which are small-scale, low-impact:
  - (1) Any use permitted under 154.040(C);
  - (2) Public utilities (49);
  - (3) Communication and Broadcast Towers subject to PCZO 112.135;
  - (4) Business offices of the firm or operations;

- (5) Parking lot, garage (commercial) when developed as prescribed in Chapter 112 (7521);
  - (6) Restaurants (buildings not to exceed 4,000 square feet) (58);
  - (7) Tractor and heavy equipment sales and service (352);
  - (8) Wholesale trade (50, 51);
  - (9) Manufacturing of fabricated metal products (34);
  - (10) Building contractors (general, highway and street contractors, heavy construction contractors) (15, 16);
  - (11) Special trade construction contractors (17);
  - (12) Motor freight depot (421);
  - (13) Industrial and commercial machinery and computer manufacturing facilities (35);
  - (14) Blacksmith;
  - (15) Welding, welding shop; and
  - (16) Machine shop;
- (G) Transportation Improvements. [Amended by Ordinance 01-01]
- (H) 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]

**155.050. 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]

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

- (A) Industrial uses which require proximity to rural resources:
  - (1) Any use permitted under 154.060(B);
  - (2) Sand and gravel resource processing sites, excluding quarries (see Sections 120.410 through 120.460) (14); and
  - (3) Cement, clay, glass and stone products manufacturing facilities (32).
- (B) Industrial uses which are small-scale, low-impact:
  - (1) Any use permitted under 154.060(C);
  - (2) Heliport (458);
  - (3) Railroad equipment manufacture and repair (374);
  - (4) Auto wrecking yard, perimeter fenced and landscaped;

- (5) Paper and allied products manufacturing facilities (265)(267);
  - (6) Petroleum, petroleum products, by-products manufacturing and storage facilities (29);
  - (7) Agricultural chemicals manufacturing (287);
  - (8) Industrial inorganic and organic chemicals manufacturing (281)(286);
  - (9) Paints, varnishes, lacquers, enamels and allied products manufacturing (285);
  - (10) Plastic materials, and synthetic resins, synthetic rubber, synthetic and other man-made fibers manufacturing, except glass manufacturing (282); and
  - (11) Soaps, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations (284).
- (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

### Eola Unincorporated Community Industrial Properties Inventory

January, 2001

Number	Tax Map ID	Location	Uses	Size (acres)	Bldg. Size (sq. ft.)
1	7425B 101	5073 Highway 22-Eola	Manufacturing of fabricated metal products (34)	1.33	6,000
2	7425B 104	5073 Highway 22-Eola	Manufacturing of fabricated metal products (34)	2.25	4,000
3	7425B 106	50 <sup>th</sup> Avenue NW-Eola	Tractor and heavy equipment sales and service (352)	1.18	Outdoor storage
4	7425B 107	Highway 22-Eola	Vacant	0.08	Vacant
5	7425B 108	111 50 <sup>th</sup> Avenue NW-Eola	Tractor and heavy equipment sales and service (352)	0.97	18,976
6	7425B 109	111 50 <sup>th</sup> Avenue NW-Eola	Tractor and heavy equipment sales and service (352)	0.63	4,000
7	7425B 2101	5073 Highway 22-Eola	Manufacturing of fabricated metal products (34)	3.22	21,900
8	7425C 300	Highway 22-Eola	Vacant	0.20	Vacant
9	7425C 400	4800 Highway 22-Eola	Cement products manufacturing facilities (32)	1.07	App. 3,480 on commercial zoned portion
10	7425C 500	Highway 22-Eola	Cement products manufacturing facilities (32)	3.90	Outdoor storage
11	7425C 600	5032 Highway 22-Eola	Cement products manufacturing facilities (32)	4.56	App. 32,262
12	7425C 700	Highway 22-Eola	Cement products manufacturing facilities (32)	3.15	Outdoor storage
13	7425C 800	5082 Highway 22-Eola	Gasoline service station (55)	0.75	2,040
14	7425D 3500	Highway 22-Eola	Vacant	0.56	Vacant
15	7425D 3501	4282 Highway 22-Eola	Wholesale trade (50, 51)	0.80	5,440
16	7425D 3601	4582 Highway 22-Eola	Wholesale trade (50, 51)	1.00	14,520
17	7425D 3900	Highway 22-Eola	Vacant	0.30	Vacant
18	7425D 3901	4520 Highway 22-Eola	Special trade construction contractors (17)	1.56	3,350
19	7425D 4000	4520 Highway 22-Eola	Special trade construction contractors (17)	0.74	3,120

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.