

CHAPTER 165

RURAL INDUSTRIAL (R-IND) ZONING DISTRICT

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165.010 PURPOSE AND INTENT. The purpose of the Rural Industrial Zoning District is to implement the Comprehensive Plan policies for rural industrial development. This zone is applied to industrial lands outside unincorporated communities and urban growth boundaries.

The intent of the Rural Industrial Zoning District is to permit the continuation and expansion of existing uses in the district and to provide rural employment opportunities for new uses that are generally small- scale, low impact or provide for the processing and manufacturing of timber and forest related products, farm crops and produce, minerals and aggregates, or the maintenance and repair of mechanical equipment related to farm or forest uses. In the R-IND Zone, a new or expanded use may not exceed the capacity of the site itself to provide adequate water and absorb waste water.

165.020. USES SUBJECT TO SIZE LIMITATIONS. Specific uses listed under Sections 165.040 and 165.060 are subject to size limitations. These uses shall be established in a building or buildings which do not exceed the specified amount of floor space. The floor area calculation does not include outdoor storage areas.

Expansion of existing uses or establishment of new uses which would exceed to specified size limitation are subject to the following requirements:

- (A) Establishment of a new use which would exceed the standard provided in this section shall require a Comprehensive Plan Amendment in the form of an exception to Statewide Planning Goal 14 as provided by the Zoning Ordinance and pursuant to ORS 197.732.
- (B) An expansion of a use existing as of (date this ordinance is adopted) (see inventory included as Appendix 1) shall be limited to 10,000 square feet of floor space or 25 percent of the adopted inventory size, whichever is greater.
- (C) Expansion of an existing use which would exceed the size limitation standard shall require a Comprehensive Plan Amendment in the form of an exception to Statewide Planning Goal 14 as provided by the Zoning Ordinance and pursuant to ORS 197.732.
- (D) The new or expanded use will not have adverse impacts on surrounding farm and forest activities; and
- (E) The new or expanded use will not exceed the capacity of the site itself to provide adequate water and absorb waste water.

165.030. 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.

165.040. PERMITTED USES. Within a Rural Industrial 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) Lawfully established uses and structures that existed on or before (date this ordinance is adopted), not otherwise listed in the zone are allowed outright and shall not be classified as nonconforming uses (see Appendix A);
- (B) Expansion of an existing industrial use (see Appendix A), as provided by Section 165.020;
- (C) Industrial uses which require proximity to rural resources:

- (1) Production, processing, assembling, packaging, storage, treatment of farm crops or forest products;
- (2) Wineries, as defined in Section 110.595(C) (2084);
- (3) Sawmills, lumber manufacturing, and processing of forest products (24);
- (D) Industrial uses which are small-scale, low-impact:
 - (1) General, highway, heavy construction, and home construction contractors, where the buildings do not exceed 10,000 square feet of floor area (15, 16);
 - (2) Special trade contractors, including excavating, septic installers, concrete and electrical, where the buildings do not exceed 10,000 square feet of floor area (17);
 - (3) Farm and forest related machinery repair, truck and incidental automobile repair, welding and service part facilities where the buildings do not exceed 10,000 square feet of floor area.
- (E) Transportation Improvements. [Amended by Ordinance 01-01]
- (F) 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]

165.050. 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]

165.060. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in any R-IND Zone. These uses shall be established in a building or buildings not to exceed 10,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

- (A) Industrial uses which require proximity to rural resources:
 - (1) Manufacturing of stone, clay, glass, and concrete products (32);
 - (2) Manufacturing and processing of mineral and aggregate materials (14);
 - (3) Wholesale plant nurseries (5193);
 - (4) Processing facilities for farm or forest products (20, 24);
 - (5) Asphalt and concrete batch plants;
- (B) Industrial uses which are small-scale, low-impact:

- (1) Recycling facility consisting of outdoor storage bins;
 - (2) Bulk fuel storage;
 - (3) Ambulance service;
 - (4) Auto wrecking yard, perimeter fenced and landscaped;
 - (5) Boat moorage, consisting of 20 or fewer dock spaces;
 - (6) Governmental, public and quasi-public structures: special district (e.g., water and sewage disposal office etc.), city, county, state and federal (91, 92, 93, 94, 95, 96, 97);
 - (7) Kennels, boarding and raising of animals;
 - (8) Public power generation facilities (49);
 - (9) Public utilities (exempted from these regulations are: underground pipes and conduits and above ground electric transmission distribution, communication single lines on single pole system) (49);
 - (10) Radio, television and communication towers, as provided in Section 112.135 (483); [Amended by Ordinance 01-3]
 - (11) Veterinary or animal hospitals, primarily devoted to the treatment of large animals, (Note: Outdoor kennels, pens, or holding areas are not subject to the 10,000 square foot size limitation) (0741);
 - (12) Any other industrial use, where the buildings do not exceed 7,500 square feet of floor space provided that:
 - (a) The use will not have adverse impacts on surrounding farm and forest activities; and
 - (b) The use will not exceed the capacity of the site itself to provide adequate water and absorb waste water.
- (C) 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]

165.070. ACCESSORY USES PERMITTED UNDER PRESCRIBED CONDITIONS. The following accessory uses of land and structures are permitted uses subject to conditions imposed for each use:

- (A) Cafeteria facilities for employees.
- (B) Temporary caretaker residence, in a manufactured dwelling or mobile home, if situated upon a portion of the principal lot with an approved on-site sewage disposal system and a potable water source.
- (C) Customary accessory uses shall comply with the following:
 - (1) No separate permit shall be issued for the construction of any type accessory building, including a manufactured or mobile home placement permit, for any accessory building prior to that of the main buildings.
 - (2) Temporary caretaker residence located on the principal lot shall meet the following setback requirements:
 - (a) front yard 30 feet.
 - (b) side yard 20 feet.
 - (c) rear yard 20 feet.

- (3) All other accessory buildings shall maintain the same yard and setbacks as the main building.

Appendix 1

Rural Industrial Properties Inventory

September 1, 1998

<u>Number</u>	<u>Tax Map ID</u>	<u>Location</u>	<u>Uses</u>	<u>Size (acres)</u>	<u>Bldg. Size (sq. ft.)</u>
<u>1</u>	<u>6713B 500</u>	<u>Business 18 - Willamina</u>	<u>Log yard</u>	<u>21.70</u>	<u>9,859 in 4 buildings</u>
<u>2</u>	<u>6712C 400</u>	<u>Business 18 - Willamina</u>	<u>Auto wrecking yard</u>	<u>6.81</u>	<u>7,444 in 5 buildings</u>
<u>3</u>	<u>6712C 500</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>0.95</u>	<u>1 home</u>
<u>4</u>	<u>6712C 600</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>2.30</u>	<u>1 home</u>
<u>5</u>	<u>6712C 800</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>3.38</u>	<u>1 home</u>
<u>6</u>	<u>6712C 900</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>2.00</u>	<u>1 home</u>
<u>7</u>	<u>6712C 1000</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>3.54</u>	<u>1 home</u>
<u>8</u>	<u>6712C 1100</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>1.73</u>	<u>1 home</u>
<u>9</u>	<u>6712C 1200</u>	<u>Business 18 - Willamina</u>	<u>Residence</u>	<u>1.07</u>	<u>1 home</u>
<u>10</u>	<u>6712C 1300</u>	<u>Business 18 - Willamina</u>	<u>Logging company</u>	<u>1.09</u>	<u>7,584</u>
<u>11</u>	<u>6712C 1400</u>	<u>Business 18 - Willamina</u>	<u>Logging company</u>	<u>0.57</u>	<u>Outdoor storage</u>
<u>12</u>	<u>6712C 1500</u>	<u>Business 18 - Willamina</u>	<u>Logging company</u>	<u>0.36</u>	<u>Outdoor storage</u>
<u>13</u>	<u>6713C 1003</u>	<u>Business 18 - Willamina</u>	<u>Vacant</u>	<u>14.59</u>	<u>Vacant</u>
<u>14</u>	<u>748 1000</u>	<u>Crowlev Road</u>	<u>Crowlev Station/RR Siding</u>	<u>4.80</u>	<u>3,168</u>
<u>15</u>	<u>9519 302</u>	<u>Maple Grove & Airlie Road</u>	<u>Paving stone construction</u>	<u>0.14</u>	<u>Vacant</u>
<u>16</u>	<u>9519 1000</u>	<u>Maple Grove & Airlie Road</u>	<u>Paving stone construction</u>	<u>0.49</u>	<u>1,600</u>