

CHAPTER 166

UNINCORPORATED COMMUNITY INDUSTRIAL PARK (UC-IP) ZONING DISTRICT

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166.010. PURPOSE AND INTENT. The purpose of the Unincorporated Community Industrial Park (UC-IP) Zoning District is to implement the Comprehensive Plan policies related to industrial development by providing for primarily service-related industrial uses with minimal off-site impacts such as noise, dust, or odor. This zone is applied to designated industrial lands within unincorporated communities.

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.

166.020. SMALL-SCALE, LOW-IMPACT USES. Except as provided in Section 166.025, a small-scale, low impact use listed under Section 166.040(C) or 166.060(B) or (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 166.025, the establishment of a new industrial use listed under Section 166.040(C), Section 166.060(C), or Section 166.060(B) or expansion of an industrial use other than those listed under Section 166.040(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.

166.025. 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.

166.030. 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.

166.040. PERMITTED USES. Within any UC-IP Zone, no building, structure, or premise shall be used, enlarged, or designed to be used, erected, structurally altered, or enlarged except for one or more of the following uses:

- (A) Expansion of an existing industrial use which existed on December 5, 1994;
- (B) Industrial uses which require proximity to rural resources:
 - (1) Any use permitted under Section 152.040(C);
 - (2) Gardens, orchards, crop cultivation and timber raising and tree farm (01, 02);
 - (3) Greenhouses and outdoor plant nurseries (018, 526);
- (C) Industrial uses which are small-scale, low-impact:
 - (1) Any use permitted under Section 152.040(D);
 - (2) Dwelling for a caretaker or watchman for the premises only (88);
 - (3) Public utilities (49);
 - (4) Ambulance service (8099);
 - (5) Business offices of the firm or operations;
 - (6) Fire stations;
 - (7) Metal working equipment and machinery manufacturing wholly within a building (354);

- (8) Restaurants (buildings not to exceed 4,000 square feet) (58);
 - (9) Tractor and heavy equipment sales and service (352);
 - (10) Wholesale trade (50, 51); and
 - (11) Banks (buildings not to exceed 4,000 square feet) (60);
- (D) Transportation Improvements. [Amended by Ordinance 01-01]
- (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]

166.050. 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]

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

- (A) Industrial uses which require proximity to rural resources:
 - (1) Any use provided in Section 152.060(B);
 - (2) Sand and gravel resource processing sites, excluding quarries (see Sections 120.410 to 120.460) (144);
- (B) Industrial uses which are small-scale, low-impact:
 - (1) Any use provided in Section 152.060(C);
 - (2) Heliport;
 - (3) Airport terminal facilities (45);
 - (4) Parking lot, garage (commercial) when developed as prescribed in Chapter 112 (7521);
 - (5) Truck stop facility (423);
 - (6) Trade, vocational school (824);
- (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]