

320 INDUSTRIAL DISTRICT (IND)

320-1 Intent and Purpose

The intent and purpose of this District is to provide sites for all types of industrial uses, to provide for the recognition and regulation of existing industrial sites and to provide the regulatory framework for future industrial development, as well as to allow some commercial, office and service uses as accessory uses through mixed use developments where all uses conform to the environmental performance standards of Section 423.

320-2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

320-2.1 Accessory Uses and Structures - Section 430-1.

320-2.2 Any Type II or III use, expansion of an existing use or change of use which meets all of the following:

- A. Is exempt from application of the Public Facility Standards under Section 501-2;
- B. Is not in an "Area of Special Concern" as designated on the applicable Community Plan map;
- C. Is on an existing lot;
- D. Does not amend any previous approval or previous condition of approval;
- E. Is in compliance with all applicable standards of this Code; and
- F. Is not a telecommunication facility allowed through a Type II or III procedure.

320-2.3 Bus Shelter - Section 430-23.

320-2.4 Recreation facilities solely for employees of a permitted development.

320-2.5 Temporary Use - Section 430-135.1.

320-2.6 Facility 3 and 4 Communication Towers that:

- A. Do not exceed a maximum height of sixty-five (65) feet; and
- B. Are located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district. For the purpose of this subsection, lots or parcels that are separated from the proposed site by an existing or dedicated public or private street or right-of-way shall be considered as abutting the perimeter of the proposed site- Section 430-109.

- 320-2.7 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.
- 320-2.8 Facility 2 Communication Towers, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2, that:
- A. Do not exceed a maximum height of sixty-five (65) feet; and
 - B. Are located on a lot or parcel of which more than fifty (50) percent of the perimeter abuts a residential district. Notwithstanding, Facility 2 communication towers may be located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district. For the purpose of this subsection, lots or parcels that are separated from the proposed site by an existing or dedicated public or private street or right-of-way shall be considered as abutting the perimeter of the proposed site - Section 430-109.4.

320-3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 320-3.1 Access to a manufactured dwelling park - Section 430-77.14.
- 320-3.2 Uses Accessory and Incidental to an Allowed Use, not Otherwise Permitted by Section 320-2.2:
- A. Garages for storage and maintenance of motor vehicles used by the principal use;
 - B. Storage of motor fuels and lubricating oils for vehicles used by the principal use;
 - C. Maintenance and utility shops for equipment used by the principal use;
 - D. Central heating, air conditioning and refrigeration plants;
 - E. Water storage, drainage and treatment facilities;
 - F. Fire protection facilities;
 - G. Educational facilities;
 - H. Buildings for storage of documents, records, testing and research equipment, experimental models and other personal property related to the principal use;
 - I. Clinics, cafeterias, lounges and recreational facilities for employees;
 - J. Living quarters for custodians and caretakers;
 - K. Rental and development information offices;

- L. Laundry facilities;
 - M. Electrical substations;
 - N. Administrative offices related to the principal use;
 - O. Day-care facility primarily for use by employees and their families;
 - P. Office and administrative uses unrelated to the permitted use where no more than ten (10) percent of the floor area of the use is used for the unrelated activity; and
 - Q. Retail outlets for warehousing or manufacturing operations, limited to ten (10) percent of total floor area. The retail area shall be physically separated, by a wall or other barrier, from the warehousing or manufacturing operations. Warehousing and storage areas shall not be used as showrooms.
- 320-3.3 Airport - Section 430-7.
- 320-3.4 Heliport - Section 430-59.
- 320-3.5 Industrial Business Park - Section 430-71.
- 320-3.6 Manufacturing, assembly, compounding, fabrication, packaging or treatment of the following:
- A. Articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, shale, textiles, tobacco, wood (excluding sawmills, lumber mills and planing mills), yarns, and paint;
 - B. Ceramic products using previously pulverized clay, figurines and pottery;
 - C. Communication and electronic equipment and supplies;
 - D. Manufactured dwellings, recreational vehicles and canopies;
 - E. Medical and medical-related products such as electromedical apparatus, surgical and medical instruments, artificial limbs, hearing aids, dentures, ophthalmic goods, and other medical/dental devices;
 - F. Musical instruments;
 - G. Products such as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries, food, and beverage products;
 - H. Scientific, precision and research instruments and engineering laboratories;
 - I. Sign manufacture and maintenance including electric, billboard and commercial advertising structures; and

J. Toys, novelties and metal and rubber stamps.

320-3.7 Movie Studio.

320-3.8 Park and Ride Facility - Section 430-89.

320-3.9 Public Utility - Section 430-105.

320-3.10 Processing and Storage:

- A. Bottling plants, creameries, laboratories, and tire retreading, recapping and rebuilding;
- B. Cold Storage plants, including storage and office;
- C. Contractors equipment, delivery vehicles, transit storage, trucking terminal and used equipment in operable condition;
- D. House or building mover, including storage yard;
- E. Mini-warehouses;
- F. Moving and storage;
- G. Spinning or knitting of cotton, wool, flax, or other fibrous materials;
- H. Storage and distribution;
- I. Storage yard for building materials;
- J. Trucking Terminal;
- K. Storage buildings, recreational vehicle storage and storage of new or used heavy equipment, implements or non-passenger vehicles;
- L. Warehouses;
- M. Wholesale business;
- N. Garbage hauling operations, including office and administrative uses; equipment and vehicle maintenance, repair and storage; and temporary storage of source separated recyclables. The storage of putrescible wastes, other than waste generated by the operation's office and administrative uses, is prohibited; and
- O. Recycling center - Section 430-115.

320-3.11 Retail Commercial Uses:

- A. Heavy equipment and non-passenger vehicle sales, including trucks and farm equipment;
- B. Manufactured dwelling and trailer distribution and sales;
- C. Retail or combination retail and wholesale lumber and building materials yard; and
- D. Rental service stores and yards for heavy equipment, tools, non-passenger vehicles, cargo vehicles such as vans and pickups, and similar uses.

320-3.12 Service and Wholesale Commercial Uses:

- A. Ambulance service - Section 430-9;
- B. Blacksmith shop;
- C. Boat building and repair, including associated service parts facility and associated sales of boats constructed or repaired on site;
- D. Cabinet, electrical, plumbing, sheet metal welding, electroplating and similar fabrication shops;
- E. Circus, carnival or other type temporary outdoor amusement enterprise for more than ten (10) days;
- F. Drive-in theaters - Section 430-43;
- G. Farm equipment and implement dealer;
- H. Fuel oil distributors;
- I. Government and special district facilities;
- J. Heavy equipment and heavy machinery repair, including farm equipment;
- K. Industrial schools, manufacturing institute and training centers;
- L. Laundry, dry-cleaning and dyeing plants;
- M. Parcel delivery service;
- N. Passenger and non-passenger vehicle repair, including associated service parts facilities;
- O. Photographic laboratories, blue printing, photo-engraving, photocopying, printing, publishing, and bookbinding, including on-site commercial service associated with said use;
- P. Wholesale lumber and building materials yard;
- Q. Research and development laboratory;

R. Veterinary or dog and cat hospital, kennels or boarding places; and

S. Welding shop.

320-3.13 Stockpiling of aggregate, sand and gravel for road maintenance purposes - Section 430-132.

320-3.14 Transit Center - Section 430-137.

320-3.15 A Type I or Type II Home Occupation in a nonconforming residence as an interim temporary use subject to the standards of Section 430-63.1 - Type I Home Occupation or Section 430-63.2 - Type II Home Occupation.

320-3.16 Construction of a local street not in conjunction with a development application or within existing right-of-way.

320-3.17 Communication Towers greater than sixty-five (65) feet and up to two-hundred (200) feet in height - Section 430-109.

320-3.18 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

320-3.19 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.

320-4 Uses Which May be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

320-4.1 Amusement Park - Section 430-11.

320-4.2 Race track (auto, motorcycle, horse or dog) - Section 430-107.

320-4.3 Stadiums, arenas and exhibition halls when developed through a Planned Development.

320-4.4 The following uses may be allowed provided they are located no less than six-hundred (600) feet from any residential district, and not located in an industrial park:

A. Aggregate products:

- (1) Concrete mixing plant; manufacture of concrete products; crusher, stone, or rock; manufacture of cement;
- (2) Lime, gypsum or plaster of paris;
- (3) Manufacture of brick, clay products, tile or terra cotta;
- (4) Manufacture of concrete products entirely within an enclosed building;

(5) Stone, marble, and granite monument works;

B. Manufacture of:

(1) Acid;

(2) Ammonia;

(3) Anti-knock compounds for gasoline;

(4) Asbestos products;

(5) Asphalt;

(6) Cable and transmission;

(7) Candles;

(8) Cans;

(9) Carborundum;

(10) Cellulose and cellulose products;

(11) Guns;

(12) Insecticide and fungicide;

(13) Linseed oil, turpentine, lacquer or varnish;

(14) Manufacture and storage of explosives;

(15) Paint shellac;

(16) Paper and paper by-products;

(17) Phenol or phenol products; and

(18) Roofing paper, shingles.

C. Processing and storage:

(1) Animal or boneblack processing;

(2) Brewery, distillery, or winery;

(3) Distillation of bones;

(4) Fat rendering;

(5) Grain elevator and flour milling;

- (6) Junk, rags, paper, or metal salvage;
- (7) Junkyards, subject to the standards in Sections 430-15.1 through 430-15.9;
- (8) Petroleum storage, major and/or refining;
- (9) Incineration or reduction of garbage, offal, dead animals or refuse only from the Portland Metropolitan Area, and when in compliance with a regionally approved waste management plan;
- (10) Rolling, drawing, or alloying ferrous or nonferrous metals;
- (11) Rubber, treatment or reclaiming plant;
- (12) Sawmills, lumber mills, planing mills, and molding plants; and
- (13) Slaughter house.

320-4.5 Solid Waste Transfer Station - Section 430-129.

320-4.6 Communication Towers greater than two-hundred (200) feet in height - Section 430-109.

320-4.7 Broadcast Towers – Section 430-109.

320-4.8 Auto wrecking yards – Section 430-15.

320-5 Prohibited Uses

320-5.1 Structures or uses of land not specifically authorized by this District unless the structure or use has substantially similar use and impact characteristics to a use listed, as determined through the provisions of Section 202-2.2.

320-5.2 The use of a manufactured dwelling except as provided in Sections 320-3.2 J. and 430-135.1 - Temporary Uses.

320-5.3 New dwellings except as provided in this District.

320-5.4 Commercial or retail uses except as specifically provided in this District.

320-5.5 The location of places of public assembly or day care in airport approach zones. Location of these facilities shall be avoided in any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.

320-6 Dimensional Requirements

320-6.1 Dimensional requirements for uses allowed through a Type II procedure:
A. Lot area:

The minimum lot area, except for a lot of record, shall be one (1) acre.

B. Yard requirements:

The minimum yard requirements shall be:

- (1) Forty (40) foot front yard;
- (2) Side and Rear Yards:
 - (a) Where abutting a residential district, the side and rear yard shall be no less than twenty (20) feet;
 - (b) Street side and rear yards shall be no less than twenty (20) feet;
 - (c) Except on corner lots, and as in (a) and (b) above, there are no required side or rear yards; and
 - (d) Additional setbacks may be required as specified in Sections 411 and 418.

C. Height:

- (1) The maximum height for structures shall be sixty-five (65) feet except as modified by other Sections of this Code.
- (2) Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the sixty-five (65) foot building height limit to a maximum height of eighty (80) feet.
- (3) The height of telecommunication facilities are regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

D. Lot Dimensions:

- (1) The minimum average lot width shall be one-hundred (100) feet;
- (2) The minimum average lot depth shall be one-hundred and fifty (150) feet; and
- (3) The minimum lot width at the access point shall be forty (40) feet.

E. Maximum lot coverage:

The maximum lot coverage shall be fifty (50) percent of the total lot area.

320-6.2 Dimensional requirements for uses allowed through a Type III procedure.

A. Lot area:

The minimum lot area, except for a lot of record, shall be two (2) acres.

B. Yard requirements:

- (1) Yard requirements shall be the same as those required for Type II uses (Section 320-6.1 B.).
- (2) Where a lot or lots abut more than one street, both street frontages shall be considered as front yards for yard, setback and landscaping requirements.

C. Height:

- (1) The maximum height for structures shall be sixty-five (65) feet, except as modified by other Sections of this Code.
- (2) Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the sixty-five (65) foot building height limit to a maximum height of eighty (80) feet.
- (3) The height of receiving and transmitting antennas and communication towers is regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

D. Lot Dimensions:

- (1) The minimum average lot width shall be two-hundred (200) feet;
- (2) The minimum average lot depth shall be two-hundred (200) feet; and
- (3) The minimum lot width at the access point shall be forty (40) feet.

E. Maximum lot coverage:

The maximum lot coverage shall be sixty (60) percent of the total lot area.

320-7 Article IV - Development Standards

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.