

**354 RURAL INDUSTRIAL DISTRICT (R-IND)**

**354-1 Intent and Purpose**

The Rural Industrial District is intended to provide areas for industrial uses outside the Urban Growth Boundary where an exception to Goals 3 or 4 has been taken and where a full range of urban services will not be required.

The purpose of the district is to provide for the processing and manufacture of timber and forest related products, farm crops and produce, minerals and aggregates near the resources, and for the repair of mechanical equipment related to farm and forest uses.

**354-2 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. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

**354-2.1 Accessory Uses and Structures - Section 430-1, and**

- A. Restaurant or cafeteria facilities for employees within an existing structure; and
- B. Caretaker or dormitory residence in conjunction with a permitted use provided:
  - (1) The residence has an approved sanitary sewage disposal system; and
  - (2) There shall be only one (1) dwelling structure on the site.

**354-2.2 Temporary Uses - Sections 430-135.1 A. and C. (5); 430-135.1 H.**

**354-2.3 Forest Products - Temporary, portable facility for primary processing, not including structures, as defined by Section 106-205. See Section 430-47 for required standards.**

**354-2.4 Facility 3 and 4 Communication Towers that:**

- A. Do not exceed a maximum height of seventy-five (75) feet; and
- B. Are located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district as defined by Section 430-109. 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.

**354-2.5 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.**

354-2.6 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 seventy-five (75) 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.

### **354-3 Uses Permitted Through a Type II Procedure**

The uses listed in Section 354-3.1 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. Unless the use is specifically exempted, the Review Authority shall make specific findings with respect to the standards in Section 354-3.2. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

354-3.1 Permitted Uses:

- A. Ambulance Service - Section 430-9.1
- B. Contractor's Establishment – Section 430-34. These uses are exempt from Section 354-3.2.
- C. Farm or forest related equipment, machinery and truck repair, including associated service parts facilities. These uses are exempt from Section 354-3.2.
- D. Manufacturing of tile, pottery and ceramics, including storage and wholesale distribution.
- E. Public Building, limited to governmental structures, community buildings and museums, which serve the local area - Section 430-103.
- F. Public Utility - Facilities necessary for public service (except commercial facilities for the purpose of generating power for public use by sale) - Section 430-105.3 through 430-105.7.
- G. Primary processing, packaging, treatment, bulk storage and wholesale distribution of any of the products produced from the following:
  - (1) Manufacture and processing of mineral and aggregate materials (includes batch plant);

- (2) Production, processing, assembling, packaging, treatment of farm crops or forest products; and
- (3) These uses are exempt from Section 354-3.2.
- H. Communication Towers greater than seventy-five (75) feet and up to two-hundred (200) feet in height - Section 430-109.
- I. Recycling Center - Section 430-115.
- J. Restaurant or cafeteria facilities for employees in a new building when in conjunction with a permitted use.
- K. Sawmills and lumber manufacturing, which are exempt from Section 354-3.2. For required standards see Section 430-119.
- L. A second caretaker's residence in conjunction with a permitted use provided:
  - (1) The residence has an approved sanitary sewage disposal system; and
  - (2) The applicant demonstrates a need for the second dwelling for such things as security or maintenance.
- M. Stockpiling of aggregate, sand and gravel for road maintenance purposes - Section 430-132.
- N. Temporary Use - Section 430-135.2 A. This use is exempt from Section 354-3.2.
- O. 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. This use is exempt from Section 354-3.2.
- P. Veterinarian or Animal Hospital.
- Q. Winery, including an accessory tasting room and incidental sales - Section 430-145.2.
- R. Logscaling and Weigh Stations.
- S. Uses Accessory and Incidental to an Allowed Use:
  - (1) Garages for storage and maintenance of motor vehicles used by the principal use;
  - (2) Storage of motor fuels and lubricating oils for vehicles used by the principal use;
  - (3) Maintenance and utility shops for equipment used by the principal use;
  - (4) Central heating, air conditioning and refrigeration plants;

- (5) Water storage, drainage and treatment facilities;
  - (6) Fire protection facilities;
  - (7) Buildings for storage of documents, records, testing and research equipment, experimental models and other personal property related to the principal use;
  - (8) Clinics, lounges and recreational facilities for employees;
  - (9) Day care facilities primarily for employees;
  - (10) Electrical substations; and
  - (11) Administrative Offices.
- T. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- U. Bulk storage and wholesale distribution and sales (excludes retail sales) of farm crops or forest products. These uses are exempt from Section 354-3.2.

354-3.2 Required Findings:

- A. That the proposed use will support the needs of the rural residents and agricultural and forest uses;
- B. That the proposed use meets the criteria of being small in size, rural in character and that it does not require urban services; and
- C. That the proposed use is limited to basic convenience and service needs of the rural and natural resource community and will not cause adverse impacts on surrounding farm and forest activities.

**354-4 Uses Which May be Permitted Through a Type III Procedure**

The uses listed in Section 354-4.1 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. Unless the use is specifically exempted, the Review Authority shall make specific findings with respect to the standards in Section 354-4.2.

354-4.1 Uses which may be allowed:

- A. Auto Wrecking Yard - Section 430-15.
- B. Heavy Industrial Uses - Section 430-57.
- C. Solid Waste Transfer Station - Section 430-129.

- D. Special Recreational Use - Section 430-131.
- E. Utility Facility (commercial) for the generation of power for sale for public use, and transmission towers over two-hundred (200) feet in height.
- F. Communication Towers greater than two-hundred (200) feet in height - Section 430-109.
- G. Broadcast Towers – Section 430-109.

354-4.2 Required Findings:

- A. That the proposed use will support the needs of the rural residents and agricultural and forest uses;
- B. That the proposed use meets the criteria of being small in size, rural in character and that it does not require urban services;
- C. That the proposed use is limited to basic convenience and service needs of the rural and natural resource community and will not cause adverse impacts on surrounding farm and forest activities; and
- D. That the applicant has signed and recorded in the Deed Records of the County, a waiver of the right to remonstrate against customarily accepted farm or forestry practices.

**354-5 Prohibited Uses**

- 354-5.1 Structures or uses of land not specifically authorized by Section 354.
- 354-5.2 New residences except as provided in Section 354-2.1 B., Section 354-3.1 L. and Section 354-3.1 N.
- 354-5.3 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. Such facilities shall be avoided in existing June, 1983 Airport Year 2000 LDN fifty-five (55) contour.

**354-6 Environmental Requirements**

All industrial uses shall comply with the environmental performance standards of Section 423.

**354-7 Dimensional Requirements**

354-7.1 Lot Area:

The minimum lot area, except for a lot of record, shall be five (5) acres.

354-7.2 Yard Requirements:

The minimum yard requirements shall be:

- A. Forty (40) foot front yard for all structures;
- B. Side and Rear Yards:
  - (1) Where abutting a district which is not an industrial or commercial district, the side and rear yard shall be no less than that required by the abutting district;
  - (2) On a corner lot, the side or rear yard abutting the street shall be twenty (20) feet; and
  - (3) Except in (1) and (2) above, there are no required side or rear yards.
  - (4) The side or rear yard may be eliminated where the side or rear yard is adjacent to a railroad.
- C. Additional setbacks may be required as specified in Sections 411 and 418.
- D. Front yards and street side yards existing before March 26, 1984 which are made nonconforming by the provisions of this Section shall be deemed in conformity with the provisions of this Section relating to front and street side yards for the purpose of otherwise lawful changes or alterations in the structures or uses provided the structure or use may not be made more nonconforming by the change or alteration.

**354-7.3** Height:

- A. There is no maximum height requirement in the R-IND District.
- B. No structure or structural part shall exceed height standards established for any airport in the County established in accordance with Federal Aviation Administration's Aviation Regulations.
- C. 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.

**354-7.4** Minimum lot width and depth:

- A. The minimum average lot width shall be one-hundred (100) feet;
- B. The minimum average lot depth shall be one-hundred (100) feet; and
- C. The minimum lot width at the street shall be fifty (50) feet.

**354-8** Access

All lots in this District shall abut a public street or have access as approved through Development Review.

**354-9 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 403-4.

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