

**356 LAND EXTENSIVE INDUSTRIAL DISTRICT (MAE)**

**356-1 Intent and Purpose**

The intent of the MAE District is to provide lands for land extensive industrial uses in the rural areas of the County.

The purpose of the District is to provide land for farm and forest related uses needed to support the natural resource base and consistent with the rural character and level of services. Land Extensive Industrial uses require large land areas, a low ratio of employees to land and sites free of natural hazards with immediate access to a collector, arterial or limited access highway. For MAE uses, lands must have an approved water and sewage disposal system and adequate capacity to accommodate drainage runoff of development.

**356-2 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.

356-2.1 Accessory Uses and Structures - Section 430-1, and including:

A. Caretaker or dormitory residence in conjunction with a permitted use provided:

- (1) There is an approved sanitary sewage disposal system; and
- (2) There shall be only one (1) dwelling structure on the site;

B. Restaurant or cafeteria facilities for employees within an existing building.

356-2.2 Detached Dwelling (one per lot), in conjunction with a permitted use.

356-2.3 Forest Products - Temporary, portable facility for primary processing, not including structures, as defined by Section 106-205. See Section 430-47 for required standards.

356-2.4 Home Occupation - Section 430-63.1.

356-2.5 Temporary Use - Sections 430-135.1 C. (5) and (6); 430-135.1 H.

356.2.6 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.

356-2.7 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.

356-2.8 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.

### **356-3 Uses Permitted Through a Type II Procedure**

356-3.1 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 intent and purpose and 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. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

- A. Ambulance Service - Section 430-9.
- B. Batch Plant.
- C. Contractor's establishment - Section 430-34.
- D. Home Occupation - Section 430-63.2.
- E. Operations for the exploration of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, within a flood plain, drainage hazard area or an area identified in the Rural Natural Resource Plan as a significant natural resource.
- F. Operations for the production of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead.
- G. Production, Processing, Assembling, Packaging or Treatment of Materials subject to the provisions of Section 356-3.2 and when the use meets the intent and purpose of the District.

- H. Public Building, limited to governmental structures, community buildings and museums, which serve the local area - Section 430-103.
- I. Public Utility - Facilities necessary for public service (except commercial facilities for the purpose of generating power for public use by sale) - Sections 430-105.3 through 430-105.7.
- J. Communication Towers greater than sixty-five (65) feet and up to two-hundred (200) feet in height, Section 430-109.
- K. Research and Development Laboratories related to farm and forest uses subject to the provisions of Section 356-3.2.
- L. Recycling Center - Section 430-115.
- M. Restaurant or cafeteria facilities for employees in a new building when in conjunction with a permitted use.
- N. A second caretaker's residence in conjunction with a permitted use provided:
  - (1) The residence has an approved sanitary sewerage disposal system; and
  - (2) The applicant demonstrates a need for the second dwelling for such things as security or maintenance.
- O. Stockpiling of aggregate, sand and gravel for road maintenance purposes - Section 430-132.
- P. Storage and Distribution Facilities for agriculture and forest related products - subject to the provisions of Section 356-3.2.
- Q. Temporary Use - Section 430-135.2 A.
- R. Winery - May include accessory tasting room and incidental sales - Section 430-145.2.
- S. Log Scaling and Weigh Stations.
- T. 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.

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

356-3.2 For Section 356-3.1 G., K., and P., an applicant shall provide the following information:

- A. How the proposed use conforms to the Goals and Implementing Strategies of the Framework Plan.
- B. The impact of the proposed use on the area considering:
  - (1) The physiographic characteristics of the site (i.e., topography, drainage, etc.) and the suitability of the site for the particular land use improvements; and
  - (2) The existing land uses, private improvements and public facilities in the area.
- C. How the following requirements will be met:
  - (1) Public water or an on-site source approved by the Water Master, Washington County Department of Health and the appropriate fire marshal;
  - (2) Approval of a subsurface sewage disposal system by the Washington County Department of Health or the Department of Environmental Quality; and
  - (3) Whether the site has access to a collector, arterial or limited access highway.

#### **356-4 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 intent and purpose and 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. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

- 356-4.1 Airport - Section 430-7.
- 356-4.2 Auto Wrecking Yard - Section 430-15.
- 356-4.3 Race Track, Drag Strip - Section 430-107.
- 356-4.4 Solid Waste Disposal Site - Section 430-127.
- 356-4.5 Solid Waste Transfer Station - Section 403-129.
- 356-4.6 Utility Facility for the Generation of Power for sale, and Transmission Towers over two-hundred (200) feet in height - Section 430-141.
- 356-4.7 Communication Towers greater than two-hundred (200) feet in height - Section 430-109.
- 356-4.8 Broadcast Towers – Section 430-109.

**356-5 Prohibited Uses**

- 356-5.1 Structures or uses of land not specifically authorized by Section 356.
- 356-5.2 The use of a recreational vehicle as a residence.
- 356-5.3 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.

**356-6 Environmental Requirements**

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

**356-7 Dimensional Requirements**

- 356-7.1 Lot area, except for a lot of record:
  - A. The minimum lot area for uses listed as Sections 356-2.3, 356-2.4 and 356-2.5 shall be ten (10) acres.
  - B. Industrial uses shall have a minimum lot area of five (5) acres.
  - C. Minimum lot size for an individual industrial use may be reduced to two (2) acres when:
    - (1) A subdivision plat for the industrial site has been approved and recorded;
    - (2) A public water and sanitation system has been approved; and
    - (3) The site has approved public access.

## 356-7.2 Yard Requirements:

The minimum yard requirements shall be:

- A. Forty (40) foot front yard;
- B. Side and Rear Yards:
  - (1) When abutting a district which is not a commercial or industrial district, the side or rear yard shall be no less than that required by the abutting district, or twenty (20) feet, whichever is greater;
  - (2) On a corner lot, the side or rear yard adjacent to the street shall be forty (40) feet; and
  - (3) Except as in (1) and (2) above, there is no required side or rear yard.
- 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.

## 356-7.3 Height:

- A. The maximum height shall be sixty-five (65) feet except as may be modified by Section 419.
- 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.

## 356-7.4 Minimum Lot Width and Depth:

- A. The minimum average lot width shall be two-hundred (200) feet;
- B. The minimum average lot depth shall be two-hundred (200) feet;
- C. The minimum lot width at the street shall be fifty (50) feet; and
- D. The minimum lot width at the street on a cul-de-sac shall be forty (40) feet.

**356-8 Access**

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

**356-9 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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