

604 RURAL INDUSTRIAL DISTRICT (RI)

604.01 PURPOSE

Section 604 is adopted to implement the policies of the Comprehensive Plan for Rural Industrial areas.

[Amended by Ord. ZDO-224, 5/31/11]

604.02 AREA OF APPLICATION

Property may be zoned Rural Industrial District when the site has a Comprehensive Plan designation of Rural Industrial and the criteria in Section 1202 are satisfied.

[Amended by Ord. ZDO-224, 5/31/11]

604.03 PRIMARY USES

The following are allowed as primary uses in the Rural Industrial District:

- A. Primary processing, packaging, treatment, bulk storage, and wholesale distribution of the following products, except when identified as a conditional use in Subsection 604.06:
 - 1. Agricultural products, including foodstuffs, animal and fish products, and animal feeds;
 - 2. Ornamental horticultural products;
 - 3. Softwood and hardwood products; and
 - 4. Sand, gravel, clay, and other mineral products;
- B. Storage, sales, repair, and servicing of equipment and materials associated with farm and forest uses, logging, road maintenance, mineral extraction, construction, or similar rural activities, except when identified as a conditional use in Subsection 604.06;
- C. Building, building maintenance, plumbing, electrical, heating, roofing, glass, landscaping, painting, or similar contractors' offices, shops, and incidental storage of materials and equipment;
- D. Cabinet making, carpentry, and other woodcraft manufacturing, storage, and wholesale distribution;
- E. Furniture and household goods refinishing, repair, and storage;

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- F. Ceramics, pottery, stained glass, leatherwork, jewelry, and similar crafts manufacturing, storage, and wholesale distribution;
- G. Retail or wholesale lumber and building materials sales;
- H. Small-scale light metal and fiberglass fabrication;
- I. Auto, motorcycle, and truck repair;
- J. Upholstery shops;
- K. Ornamental and horticultural nurseries;
- L. Veterinary hospitals;
- M. Sheet metal and machine shops;
- N. Small power production facilities. Hydroelectric facilities shall be subject to Section 829;
- O. Production of renewable fuel resources such as alcohol, methanol, and biomass for retail or wholesale distribution;
- P. Utility carrier cabinets, subject to Section 830;
- Q. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835;
- R. Indoor recreational facilities for such sports as gymnastics, martial arts, soccer, basketball, and skating. These facilities may be used for instruction, practice, and competitions. Health and fitness clubs are specifically excluded; and
- S. Any use that the Planning Director finds to be similar to one or more of those specified above. A request for a determination under Subsection 604.03(S) shall be processed as an Interpretation pursuant to Subsection 1305.03.

[Amended by Ord. ZDO-224, 5/31/11]

604.04 ACCESSORY USES

The following are allowed as accessory uses in the Rural Industrial District:

- A. Uses and structures customarily accessory and incidental to a primary or conditional use;
- B. Offices in conjunction with a primary or conditional use;

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- C. Incidental retail sales of products that are allowed, as a primary or conditional use, to be assembled, stored, manufactured, and distributed on a wholesale basis;
- D. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
- E. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on-site prior to on-site reuse or removal by the generator or licensed or franchised collector to a user or broker;
- F. Recyclable dropoff sites, subject to Section 819;
- G. Electric power cogeneration facilities;
- H. Pedestrian amenities;
- I. Bus shelters, subject to Section 823;
- J. Signs, subject to Section 1010;
- K. Solar energy systems;
- L. Rainwater collection systems;
- M. Electric vehicle charging stations;
- N. Dwellings incidental to a primary or conditional use; and
- O. Level one mobile vending units, subject to Section 837.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12]

604.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The following use may be approved by the Planning Director pursuant to Subsection 1305.02:

- A. Wireless telecommunication facilities listed in Subsection 835.05, subject to Section 835.

604.06 CONDITIONAL USES

- A. Criteria: Conditional uses may be approved subject to Section 1203 and any applicable provisions of Section 800. In addition:
 - 1. Associated odors, smoke, dust, and noise shall be controlled; and

2. Explosive and incendiary materials shall be stored and treated such that they do not pose a danger to surrounding uses.
- B. Uses: The following uses are allowed subject to the above criteria:
1. Animal or poultry slaughtering and rendering, distillation of bones, and leather tanning;
 2. Incineration or reduction of garbage, offal, dead animals, or refuse;
 3. Compost, fertilizer, and pesticides manufacturing, processing, packaging, bulk storage, and wholesale distribution;
 4. Surface mining and aggregate extraction and processing, including concrete mixing plants, subject to Section 818;
 5. Storage and processing of explosive materials and devices;
 6. Petroleum, petroleum products, and natural gas storage and wholesale distribution;
 7. Service and recreational uses, excluding recreational vehicle camping facilities, subject to Section 813;
 8. Auto wrecking yards and junkyards, subject to Section 817;
 9. Recycling centers and transfer stations, subject to Section 819;
 10. Composting facilities, subject to Section 834; and
 11. The hosting of weddings, family reunions, class reunions, company picnics, and similar events.

[Amended by Ord. ZDO-224, 5/31/11]

604.07 PROHIBITED AND PREEXISTING USES

- A. The following uses are prohibited in the Rural Industrial District:
1. Uses of structures and land not specifically allowed; and
 2. A subdivision or partition within the Portland Metropolitan Urban Growth Boundary resulting in the creation of one or more lots or parcels of less than 20 acres.
- B. Lawfully established dwellings shall be allowed to remodel or expand without review under Section 1206.

- C. Lawfully established industrial uses that existed on December 20, 2001, and are not otherwise provided for in Section 604, shall not be nonconforming uses and are allowed outright.

[Amended by Ord. ZDO-224, 5/31/11]

604.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to:
1. Provide for protection of adjacent properties;
 2. Provide for coordinated, pleasing, and efficient utilization of Rural Industrial areas;
 3. Ensure that the minimum operational requirements of the development are provided on-site; and
 4. Establish the maximum limits of the development.
- B. Minimum Front Yard Setback: 30 feet from the front lot line or 50 feet from the centerline of any public, county, or state road, whichever is greater.
- C. Minimum Side and Rear Yard Setbacks:
1. When abutting any residential zoning district, 30 feet. An additional five feet of setback shall be required for each 10 feet, or portion thereof, of building height over 35 feet.
 2. When abutting any commercial or industrial zoning district, 10 feet. An additional five feet of setback shall be required for each 10 feet, or portion thereof, of building height over 35 feet.
- D. Minimum Street Frontage: 50 feet.
- E. Minimum Landscaping Area: 15 percent of the lot.
- F. Minimum Lot Size: None, except as restricted by Subsection 604.07(A)(2).
- G. Maximum Building Floor Area:
1. For an industrial use within an unincorporated community, the maximum building floor area per use shall be 40,000 square feet, except:
 - a. No limit shall apply to uses on abandoned or diminished mill sites.
 - b. A lawfully established use that existed on October 28, 1994 may expand to occupy a maximum of 40,000 square feet of building floor

area or 50 percent more building floor area than was occupied by the use on December 20, 2001, whichever is greater.

2. For an industrial use outside an unincorporated community, the maximum building floor area per use shall be 39,500 square feet, except:
 - a. No limit shall apply to the primary processing of raw material produced in rural areas or to uses on abandoned or diminished mill sites.
 - b. A lawfully established use that existed on December 20, 2001 may expand to occupy a maximum of 40,000 square feet of building floor area or 25% more building floor area than was occupied by the use on December 20, 2001, whichever is greater.

- H. Exceptions: Dimensional standards are subject to modification pursuant to Section 900.
- I. Variances: The requirements of Subsections 604.08(B) through (E) may be modified pursuant to Section 1102 when such modification is consistent with Section 1205. A proposed reduction that exceeds 20 percent of the requirement shall be processed as a separate variance application pursuant to Section 1205.

[Amended by Ord. ZDO-224, 5/31/11]

604.09 DEVELOPMENT STANDARDS

- A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100.
- B. Community and Design Plans: Development within a Community or Design Plan area identified in Chapter 10 of the Comprehensive Plan shall comply with the specific policies and standards for the adopted Community or Design Plan.
- C. Property Line Adjustments and Land Divisions: Staff approval of a preliminary development plan of the entire site shall be required prior to approval of a property line adjustment or land division.
- D. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.

[Amended by Ord. ZDO-224, 5/31/11]