

SECTION 600

INDUSTRIAL DISTRICTS

601 CAMPUS INDUSTRIAL DISTRICT (CI)

[The title of Section 601 changed by Ord. ZDO-224, 5/31/11]

601.01 PURPOSE

Section 601 is adopted to implement the policies of the Comprehensive Plan for Campus Industrial areas.

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

601.02 AREA OF APPLICATION

Property may be zoned Campus Industrial District when:

- A. The site has a Comprehensive Plan designation of Campus Industrial
- B. The criteria in Section 1202 are satisfied; and
- C. The property and the affected area are presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

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

601.03 PRIMARY USES

- A. The following business and industrial uses may occupy up to 100 percent of the total floor area of the development:
 - 1. Experimental, film or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards, and/or noxious or offensive conditions.
 - 2. Industries which manufacture products from, or otherwise process, previously prepared materials which satisfy the following conditions:
 - a. The use is employee-intensive, providing approximately 15 or more jobs for every developed acre of land.
 - b. The use is not of a type or intensity which produces odor, smoke, fumes, noise, glare, heat or vibrations which are incompatible with other primary uses allowed in this district.

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- c. The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, are similar to other industrial and office uses allowed in this district.
 3. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing.
 4. Trade or community schools primarily serving the business community within the area.
 5. Corporate headquarters or regional offices with 50 or more employees.
 6. Any use that the Planning Director finds to be similar to one or more of those specified above. A request for a determination under this subsection shall be processed as an Interpretation pursuant to Subsection 1305.03.
- B. Offices, except corporate headquarters or regional offices allowed under Subsection 601.03(A) and those offices specified as limited uses under Subsection 601.05, may occupy up to 70 percent of the total floor area of the development.
- C. High Density Residential uses, subject to Section 303, may occupy up to 75 percent of the total floor area of the development. Density and land area used for this use shall be subject to the limits specified under Subsection 601.09(F), except as provided under Subsection 601.09(G).
- D. Public and private community buildings, indoor and outdoor recreational facilities, such as swimming pools, racquetball clubs, athletic clubs, health and exercise spas, gymnasiums, tennis courts, playgrounds, and other similar uses, developed to serve primarily the recreational needs of residents and employees of the district, may occupy up to 100 percent of the floor area of the development.
- E. Any use that the Planning Director finds to be similar to one or more of those specified above. A request for a determination under this subsection shall be processed as an Interpretation pursuant to Subsection 1305.03.
- F. Utility carrier cabinets, subject to Section 830.
- G. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835.

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

601.04 ACCESSORY USES

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

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- A. Uses and structures customarily accessory and incidental to a primary use;
- B. Employee lounges and dining rooms, conference rooms for tenant use, newsstands, central mail room and self-service postal and banking facilities, and products information and display areas which are included within the primary use structures;
- C. Warehouse or storage structures provided in conjunction with a primary use under Subsection 601.03 on the same site;
- D. Indoor and outdoor recreational facilities, such as swimming pools, saunas, game and craft rooms, exercise and dance studios, community meeting rooms, lounges, playgrounds, tennis and other courts, bike and walking trails, and pedestrian plazas and courts, which are provided in association with a primary use within the same development;
- E. Parking structures;
- F. Bus shelters, subject to Section 823;
- G. Signs, subject to Section 1010;
- H. Bicycle racks, pedestrian amenities, and transit amenities;
- I. Rental and development information offices;
- J. Handyman and maintenance services in association with primary, accessory or limited uses in the development;
- K. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on site prior to onsite reuse or removal by the generator or licensed or franchised collector to a user or broker;
- L. Self-service laundry facilities;
- M. Solar energy systems;
- N. Rainwater collection systems;
- O. Electric vehicle charging stations;
- P. Temporary buildings for uses incidental to construction. Such buildings shall be removed upon completion or abandonment of the construction work;
- Q. Daycare facilities, subject to Section 807; and
- R. 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]

601.05 LIMITED USES

A. The following retail and service commercial uses may be allowed on a limited basis as part of the development of this district when developed concurrently with or after the primary uses, subject to the provisions of Subsection 601.05(B):

1. Neighborhood commercial uses under Subsection 501.03.
2. Banks.
3. Clinics for doctors, dentists, chiropractors, naturopathic and counseling treatment personnel, and other health services.
4. Bars and cocktail lounges in conjunction with a restaurant.

B. Limitations and conditions on the development of the limited uses itemized above shall be as follows:

1. The total combined floor area occupied by all limited uses shall not exceed 10 percent of the total floor area occupied by primary uses.

Formula: $.10 \times \text{primary floor area} = \text{limited use floor area}$.

2. All limited uses shall be located, arranged and integrated within the development to serve primarily the shopping and service needs of residents and employees of the district.
3. No outdoor storage of materials associated with the limited use shall be allowed.
4. Uses shall not be or a type of intensity that produce odor, smoke, fumes, noise, glare, heat or vibrations, which are incompatible with associated primary uses in the area.

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

601.06 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.

601.07 CONDITIONAL USES

- A. Criteria: Conditional uses may be approved subject to Section 1203 and any applicable provisions of Section 800. In addition, the proposed use:
1. Shall have minimal adverse impact on the appropriate development of primary uses on abutting properties and the surrounding area considering location, size, design and operating characteristics of the use;
 2. Shall not create offensive odor, dust, smoke, fumes, noise, glare, heat, or vibrations that are incompatible with primary uses allowed in this district;
 3. Shall be located on a site occupied by a primary or limited use or, if separate, in a structure which is compatible with the character and scale of uses allowed within the district, and on a site no larger than necessary for the use and operational requirements of the use; and
 4. Shall provide vehicular and pedestrian access, circulation, parking, and loading areas that are compatible with similar facilities for uses on the same site or adjacent sites.
- B. Uses: Uses allowed subject to the above conditions are:
1. Conversion of multifamily dwellings into condominiums, subject to Section 803;
 2. Service and recreational uses that exceed a primary or accessory use, subject to Section 813;
 3. Hydroelectric facilities, subject to Section 829;
 4. Heliports, subject to Section 712 or 713;
 5. Retail and service commercial uses not included as limited use under Subsection 601.05(A), subject to the additional limitations and conditions of Subsection 601.05(B);
- C. Uses listed as limited uses in Subsection 601.05(A) may be allowed as conditional uses on a site separate from a primary use of this district, subject to Subsection 601.07(A), when either of the conditions below is satisfied:
1. The site is physically separated from all other undeveloped or underdeveloped properties in the district; or
 2. The site is not physically separated from other un-developed or underdeveloped sites, but the applicant demonstrates:
 - a. The site is located on a primary access or frontage road, served or planned to be served, by public transit.

- b. There is no alternative site in the area for the proposed use.
 - c. It is not possible to develop the proposed use in conjunction with a primary use.
- D. Development of a primary use listed in Subsection 601.03 and its associated accessory and limited uses, on a lot or site area which is smaller than the minimum area requirement for the use, and which is not physically separated from all other undeveloped or underdeveloped properties in this district, may be approved by the Hearings Officer when the proposal complies with Section 1203 and the applicant demonstrates the following:
- 1. The proposed lot size is not smaller than half the minimum lot size for the use.
 - 2. It is not possible to develop the site in conjunction with an adjacent lot or lots, as provided under Subsection 601.09(B).
 - 3. The purposes set forth under Subsection 601.09(A) are addressed and satisfied in the proposed use and design of the development.
- E. Multi-use developments, subject to Section 1016.

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

601.08 PROHIBITED AND PREEXISTING USES

- A. Uses of structures and land not specifically permitted in Section 601 shall be prohibited in the Campus Industrial District.
- B. Lawfully established single-family dwellings may be remodeled or expanded without review under Section 1206.
- C. Change of Use: Any change in the use of a lawfully established dwelling shall be subject to all requirements for new developments in this district, except as approved pursuant to Subsection 1204.01.
- D. A new lot created for a lawfully established preexisting dwelling shall have no minimum lot size. However, the remaining lot shall be a minimum of two acres in size.
- E. Lawfully established preexisting dwellings shall comply with the setback standards of Section 301.
- F. Any lot less than two acres in size resulting from a property line adjustment is not buildable, except for recreational uses under Subsection 601.03(D) on a lot a minimum of one acre in size, unless combined with other property as provided under Subsection 601.09(B).

- G. All other preexisting uses and structures not specifically permitted in Section 601 shall be nonconforming uses subject to provisions of Section 1206.

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

601.09 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to:
1. Encourage coordinated development, and the most efficient and maximum use of the Campus Industrial District;
 2. Provide for adequate structure separation to ensure air and light access and fire safety and protection for all development site areas and structures within the district and adjoining districts;
 3. Provide for a compatible mix of uses supportive of public transportation facilities;
 4. Provide for the protection of adjacent properties; and
 5. Provide for open space and outdoor activity areas.
- B. Site Area Requirements: A "site area" for purposes of Section 601 shall be the total land area to be developed as a unit, prior to the creation of any new parcels or lots within the land area. A site area may be either of the following:
1. A single tax lot, or two or more contiguous tax lots, under the same ownership.
 2. Two or more contiguous tax lots under separate ownership, provided that:
 - a. All individual property owners are members of a group formed for the purpose of developing the properties as a single planned development, and
 - b. All individual tax lot ownerships are converted into development shares prior to any building permit being issued for the project, or
 - c. The group shall record, in the office of the County Clerk, a contract in which all members agree to subject the use and development of individual tax lots or ownerships to the development plan for the site area as approved by the County. No permit shall be issued on any separate tax lot or ownership for any structure or use not indicated on the County approved development plan for the site area.
- C. Minimum Site Area:

1. Developments which include uses under at least two of the primary use categories under Subsection 601.03(A) through (D), shall require a minimum site area of three acres.
 2. Developments which include only uses under Subsection 601.03(A) and accessory uses, shall require a minimum site area of two acres.
 3. Developments which include only uses under Subsection 601.03(D) shall require a minimum site area of one acre.
- D. Undersized Lots: Any primary use under Subsection 601.03, and its associated accessory and limited uses, may be established on a lot smaller than the minimum site area that is physically separated from all other underdeveloped properties in this district, or that is approved as a conditional use under Subsection 601.07(D).
- E. Floor Area Ratio: The maximum floor area for all primary and conditional uses within a site area shall not exceed the net site area multiplied by one (1:1 ratio).
- F. Floor Area Requirements: Any primary use or combination of primary uses under Subsection 601.03(A) through (D) may be allowed within a development in this district at floor area percentages, excluding accessory uses, not exceeding those illustrated on the following table.

Floor area limitations for primary use categories under Subsection 601.03

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
100%	70%	75%	100%

1. Land area and density for residential uses shall be as follows:
 - a. No more than 25 percent of a site area may be developed with exclusively high-density residential uses, and associated accessory and limited uses.
 - b. The entire site, or any portion thereof, may be developed with mixed-use structures which combine housing and other primary uses allowed in this district.
 - c. The entire area may be used to calculate the allowed density under Subsection 303.09(D) and Section 1012, subject to the floor area limitation of this district.
2. Limited Uses: Only primary use floor area may be included for purposes of calculating the allowed limited use floor area for a development.

- G. Exceptions to Floor Area Requirements: The requirements under Subsection 601.09(F) may be modified or waived by the Hearings Officer, pursuant to Section 1300. Approval shall not be granted, unless the applicant provides evidence substantiating compliance with Subsections 601.09(G)(1) through (3), or Subsection 601.09(G)(4):
1. The modification or waiver is consistent with the purposes under Subsection 601.09(A); and
 2. The need for the use for which additional floor area is requested is at least as great as the need for other compatible primary uses allowed in this district; and
 3. The proposed use, and location of the use, is compatible with, and complementary to existing or proposed developments within the district area; or
 4. A substantial mix of primary uses has been established within the immediate district area to the extent that all primary use categories under Subsections 601.03(A) through (D) are represented.
- H. Maximum Lot Coverage: 55 percent.
- I. Minimum Perimeter Setback: 15 feet.
1. The following uses may be allowed within a perimeter setback area which fronts on a public, county or state road:
 - a. Landscaping;
 - b. Bikeways, trails, pedestrian walks and plazas;
 - c. Access driveways;
 - d. Bus shelters and other pedestrian amenities, and
 - e. Identification signs, subject to Section 1010.
 2. The following uses may be allowed within perimeter setback areas which are adjacent to other site areas:
 - a. Landscaping;
 - b. Bikeways, trails, pedestrian walks, patios, courts;
 - c. Onsite directional signs;

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- d. Coordinated joint-use circulation drives, parking, loading, recreational activity areas, plazas, and
 - e. Coordinated joint-use structures.
- J. Minimum Street Frontage: 50 feet.
- K. Minimum Landscaping Area: 25 percent of the lot.
- L. Exceptions to Dimensional Requirements: The requirements of Section 601.09 are not subject to modification pursuant to Sections 903 and 904. However, the requirements for lot coverage, perimeter setback, and street frontage may be modified through design review pursuant to Section 1102. Approval shall not be granted unless:
- 1. The criteria under Section 1205 for variances are satisfied, and
 - 2. The purposes set forth under Subsection 601.09(A) are addressed and satisfied in the proposed design of the development.

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

601.10 DEVELOPMENT STANDARDS

- A. General: Development is 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 Plan or Design Plan.
- C. Fences: Periphery fences shall not be allowed within this district. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. Fences may be used to enclose playgrounds, tennis courts, or to secure sensitive areas or uses, such as vehicle storage areas or drainage detention facilities. Fences shall not be located where they impede pedestrian or bicycle circulation through or between site areas.
- D. Signs: One freestanding or ground-mounted sign may be provided for a development, pursuant to Section 1010.
- E. Outdoor Storage: No outdoor storage of materials shall be allowed.
- F. 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]