

**602 LIGHT INDUSTRIAL DISTRICT (I-2)**

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602.01 PURPOSE

Section 602 is adopted to implement the policies of the Comprehensive Plan for Light Industrial areas.

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

602.02 AREA OF APPLICATION

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

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

602.03 PRIMARY USES

A. Uses: The following uses may be established when they comply with Subsections 602.03(B) through (G):

1. Research offices and laboratories, including testing facilities;
2. Corporate headquarters, regional headquarters, and administrative offices but not business service offices identified in Subsection 606.04(C);
3. Warehouse and distribution facilities, manufacturing, and other compatible business and industrial uses, as determined by the Planning Director, that are not listed in Subsection 602.04, 602.06, or 602.07(A). A request for a determination under this subsection shall be processed as an Interpretation pursuant to Subsection 1305.03. Application for an interpretation under this provision shall include a detailed description of the use and operational requirements of the use, approximate number of employees, estimated volume of truck traffic to be generated, a site plan, building elevations, and preliminary landscaping plans;
4. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835. These uses shall not be subject to Subsections 602.03(B) through (I); and
5. 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.

B. Site Plan and Design: Structures, circulation, parking, loading, and landscaping shall be designed to:

1. Maximize the use of level, clear land area for buildings and truck maneuvering areas;
  2. Preserve significant trees within parking and perimeter areas and near office buildings or areas;
  3. Avoid disturbance of slopes, stream corridors, and floodplains;
  4. Project a positive image as viewed from public, county, and state roads and freeways;
  5. Buffer adjacent residential or commercial areas; and
  6. Provide for efficient truck circulation on and off and within the site.
- C. Building Types and Design: The use shall occupy only the types of buildings described below:
1. Office buildings having the following characteristics:
    - a. Are designed by an architect for the specific site to accomplish the objectives of Subsection 602.03(B);
    - b. Are generally two or more stories in height;
    - c. Provide for natural light penetration into work areas using such features as windows, skylights, atriums, and courtyards;
    - d. Have distinctive public entrances;
    - e. Use high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood, or stucco;
    - f. Devote no more than 20 percent of the floor area exclusively to storage. Uses exempt from this standard include those providing storage and retrieval of records/information, needing additional storage for materials and finished products produced in the same building, and similar uses.
  2. Multi-use and multi-tenant buildings having the following characteristics:
    - a. Are designed for the specific site to accomplish the objectives of Subsection 602.03(B);
    - b. Are generally one to three stories in height;

- c. May be designed to facilitate internal alterations to accommodate changes in spatial needs over a period of time (i.e. "flex-space" design);
  - d. Incorporate architectural features, including distinctive entrances to office or lobby areas of the building;
  - e. Provide for natural light penetration into office areas;
  - f. Use exterior materials and finishes such as masonry or tilt-up concrete, with materials such as wood, stucco, or glass panels used to create texture and visual interest; and
  - g. Are designed to accommodate either a number of tenants in one structure, or a single tenant that has various space needs, such as office, research, assembly, and storage.
3. Warehouse and manufacturing buildings having the following characteristics:
- a. Are designed for the specific site to accomplish the objectives under Subsection 602.03(B);
  - b. Are designed to provide large indoor areas to accommodate storage, assembly, processing, or manufacturing activities;
  - c. Accessory office areas within the same structure have windows and are highlighted architecturally;
  - d. Use exterior materials such as tilt-up concrete, masonry, or stucco which are painted, textured, or trimmed to enhance the appearance from the perimeter of the site, except perimeters adjacent to railroad rights-of-way;
  - e. May be used entirely or partially for storage.
- D. Outdoor Storage and Process Areas: No outdoor processes shall be employed in the operation of the business. Waste and recycle receptacles shall be maintained within an enclosed structure. Limited outdoor storage areas shall be allowed, subject to the following criteria:
- 1. Outdoor storage may occupy an area equal to or less than the square feet of the ground floor of the building(s) on the same premises. Larger outdoor storage areas shall be subject to Subsection 602.06.
  - 2. Outdoor storage areas shall be located behind the building, to the rear of the site, and not adjacent to front property lines.

3. Outdoor storage areas shall be screened with a sight-obscuring fence a minimum of six feet in height. Fencing shall be located behind the perimeter landscaping required under Subsections 602.09(C) and 1009.04.
  4. Equipment, vehicles, materials, and other items located within outdoor storage areas shall be maintained in an orderly fashion and, except large industrial or commercial vehicles and equipment, shall be no higher than the height of the fence.
  5. Outdoor storage areas shall not be used to store waste or recycle materials.
- E. Display Areas: All display of products shall be located within an enclosed building, as provided for accessory uses under Subsections 602.04(A)(12) and (13). No outdoor display areas shall be allowed, except as approved pursuant to Subsection 602.06.
- F. Transportation Requirements: Loading areas shall be readily accessible to large semi-trailer trucks. The use may generate unlimited local and semi-trailer truck service and limited non-employee traffic, with occasional direct sales-related passenger vehicle traffic.
- G. Operational Impacts:
1. The operation of the use shall not produce noise, odors, fumes, gases, or vibration that exceed the standards of the Oregon Department of Environmental Quality.
  2. No hazardous materials in quantities classified under Group H, Division 1 or Division 2 Occupancies under the Oregon Structural Specialty Code shall be stored or used on the premises, except as specifically approved pursuant to Subsection 602.06.

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

602.04 ACCESSORY USES

- A. The following are allowed as accessory uses in the Light Industrial District:
1. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
  2. Bus shelters, subject to Section 823;
  3. Pedestrian amenities;
  4. Solar energy systems;

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5. Satellite dishes;
6. Utility carrier cabinets, subject to Section 830;
7. Signs, subject to Section 1010;
8. Employee lounges, indoor recreation areas and facilities and cafeterias catering to employees of the primary use;
9. Outdoor recreational facilities for employees, such as tennis courts, jogging and exercise courses, playfields, and similar uses;
10. Signs identifying the developer, contractor, or real estate agency responsible for leasing or selling land or buildings within the project. Such signs shall be removed upon sale or lease of the premises advertised;
11. Parking structures;
12. Indoor areas for display and sale of products manufactured by the same business occupying the premises, provided that the floor area of such display area constitutes no more than 20 percent of the floor area of the primary use, or no more than 3,000 square feet, whichever is less;
13. Indoor areas for display and wholesale sales of products warehoused or distributed by the same business entity operating the primary use on the premises, provided that the floor area of such display area constitutes no more than five percent of the floor area used for the primary use, or no more than 5,000 square feet, whichever is less. For purposes of this provision, sales of products warehoused or distributed shall not exceed two percent of the annual gross sales attributed to the premises;
14. Warehouse event sales, provided:
  - a. The event sales products being sold are manufactured, warehoused, or distributed as a primary use operating on the premises.
  - b. No more than one warehouse event sale shall occur each calendar month. Sales shall last a maximum of three consecutive days, which shall be Friday, Saturday, Sunday, and/or Monday.
  - c. The event sales shall occur indoors.
15. Cogeneration facilities;
16. Rainwater collection systems;
17. Electric vehicle charging stations;

18. 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; and
19. Level one mobile vending units, subject to Section 837.

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

602.05 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.

602.06 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, visual appearance, and operating characteristics of the use;
2. Shall not create hazardous, or potentially hazardous, conditions which cannot be contained within the premises in the event of an accident involving hazardous materials or processes; and
3. Shall comply with all standards of Subsection 602.03, except those that prompt the application for a conditional use.

- B. Uses: The following uses are allowed subject to the above criteria:

1. Heliports;
2. Uses involving hazardous substances that exceed the standards of Subsection 602.03(G);
3. Outdoor storage areas that exceed the area limits of Subsection 602.03(D)(1);
4. Outdoor display of products as an accessory use to a primary use of the property. At a minimum, outdoor display areas shall comply with Subsection 603.03(E).

5. Surface mining, subject to Section 818;
6. Daycare facilities, subject to Section 807;
7. Business or vocational schools and college or university extension facilities;
8. City, county, state, federal, or municipal corporation uses or buildings, telephone exchanges, railroad right-of-way, public utility facilities, fire stations, and associated uses;
9. Indoor or outdoor arenas and stadiums;
10. Radio and television transmission and receiving towers and earth stations, provided that the base of such towers shall not be closer to the property line than a distance equal to the height of the tower;
11. Recycling centers and transfer stations, subject to Section 819;
12. Any use that the Hearings Officer finds to be similar to one or more of those specified in Subsections 602.06(B)(1) through (11), but not a use listed as prohibited in Subsection 602.07;
13. Composting facilities, including retail sales and facilities that exceed the outdoor storage area limitations of this section, subject to Section 834.

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

602.07 PROHIBITED AND PREEXISTING USES

- A. Prohibited Uses: The following uses are prohibited in the Light Industrial District (I-2):
  1. Uses that do not comply with Subsections 602.03(B) through (G), except as approved pursuant to Subsection 602.06;
  2. Retail commercial uses;
  3. Service commercial uses catering to the general public on-site;
  4. Uses identified as conditional uses in the General Industrial District but not as conditional uses in the I-2 District;
  5. New dwelling units and detached accessory structures to existing dwelling units.
- B. Preexisting Uses:

1. Preexisting industrial and business uses that do not conform to the physical and operational requirements of this district shall be subject to Section 1206. In addition, any expansion, alteration, or change of use shall require that the use be brought into conformance with the physical and operational requirements of the I-2 District to the extent possible, as reviewed and approved by the Design Review Committee pursuant to Section 1102.
2. Preexisting single-family dwellings shall be allowed to remodel or expand without review under Section 1206.
3. Any change in the use of a preexisting dwelling shall be subject to all requirements for new developments in this district, except as approved pursuant to Subsection 1204.01.
4. No minimum lot size shall be required for a lot containing a preexisting dwelling. (4/13/06)
5. Preexisting dwellings and their accessory structures shall comply with the setback standards of Section 301.
6. Separate structures for industrial purposes may be approved on the same premises with an existing dwelling, subject to all provisions of Section 602.
7. Preexisting nonconforming commercial uses and all other preexisting uses and structures not allowed by Section 602 shall be subject to Section 1206.

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

602.08 DIMENSIONAL STANDARDS

A. Purpose: The dimensional standards are intended to:

1. Enhance the appearance of the development from public roads and from adjacent properties;
2. Encourage the retention of large sites and their development in a coordinated, pleasing, and efficient manner;
3. Ensure that the minimum operational requirements of the development are provided on-site; and
4. Establish the maximum limits of development.

B. Site Area Requirements: A site area for purposes of this section 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; or
  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, or other satisfactory arrangement, allowing all lots to be combined into one lot prior to any building permit being issued for the project.
- C. Site Area Standards: The following standards shall apply:
1. Site Area: Developments shall have a minimum site area of one acre.
  2. Preexisting Undersized Site Areas: Developments may be established on a preexisting lot of record of less than one acre provided such development satisfies all other standards of this district.
  3. Property line adjustments and divisions of land creating lots less than an average of one acre in size shall be allowed subject to the following criteria:
    - a. Design review approval pursuant to Section 1102 of the overall development plan for the site area, including access, circulation, parking, landscaping, and proposed building locations, shall be required prior to the approval of a property line adjustment or division of land.
    - b. Building permits shall not be issued on any lot within a property line adjustment or division of land approved pursuant to Subsection 602.08(C)(3)(a) until all road and frontage improvements have been installed or bonded pursuant to Section 1104. In addition, maintenance of all parcels shall be required, including mowing and weed control on undeveloped parcels.
    - c. No lot shall be created which is less than 20,000 square feet in area.
- D. Setback Requirements:
1. Minimum Front Yard Setback: 20 feet. Structures on corner or through lots shall satisfy the minimum front yard setback on both streets.

2. Minimum Side and Rear Yard Setbacks: None required except where such yard abuts a more restrictive district, in which case the minimum setback from the more restrictive district shall be as follows:
    - a. Next to residential districts: 35 feet.
    - b. Next to commercial districts: 15 feet.
    - c. Next to a Business Park district: 20 feet.
  3. Setback Yard Landscaping: Within the required front yard setback area, a landscaped strip at least 15 feet wide shall be provided.
- E. Minimum Street Frontage: A site area shall have a minimum of 100 feet of street frontage on a public, county, or state access road, except as provided under Subsection 904.02(A).
- F. Minimum Landscaping Area: 15 percent of the lot.
- G. Exceptions to General Requirements: The requirements of Subsection 602.08 are not subject to modification under Section 900, except where specifically referenced. However, these requirements may be modified pursuant to Section 1205.

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

602.09 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 or Design Plan.
- C. Fences: Street perimeter fences or walls shall meet a minimum setback of 15 feet from the front property line. The area between the fence and improved roadway shall be landscaped and maintained pursuant to Section 1009.
- D. Signing: Section 1010 and the following shall apply:
  1. Perimeter Street Signs: One sign oriented toward offsite traffic may be provided at each public access point from a county or state road. Such signs shall comply with the following requirements:
    - a. Shall not exceed 60 square feet in area;

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- b. Shall not exceed five feet in height; and
  - c. Shall use materials and design elements that are complementary to those used in the development.
- E. 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]