

603 GENERAL INDUSTRIAL DISTRICT (I-3)

603.01 PURPOSE

Section 603 is adopted to implement the policies of the Comprehensive Plan for General Industrial areas.

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

603.02 AREA OF APPLICATION

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

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

603.03 PRIMARY USES

- A. Uses: The following uses may be established when they comply with Subsections 603.03(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 603.04, 603.06, or 603.07(A) or (B). 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. Recycling centers and transfer stations, subject to Section 819;
 5. Heavy manufacturing uses;
 6. Aggregate processing facilities such as concrete and asphalt batch plants, but not mining;
 7. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835. These uses shall not be subject to Subsections 603.03(B) through (G);

8. Truck repair, maintenance, and fueling services; and
 9. 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. Minimize the impacts of outdoor operations, storage, and processes associated with the use;
 2. Maximize the use of level, clear land area for buildings, processes, storage, and truck or equipment maneuvering areas;
 3. Preserve significant trees within perimeter areas and near office buildings or areas;
 4. Screen outdoor storage areas and buffer outdoor processes and equipment in compliance with Subsections 1009.05(C) and 603.03(D); and
 5. Provide for efficient truck circulation on and off and within the site and, where applicable, efficient use of rail service.
- C. Building Types and Design: The use shall occupy only the types of buildings described below:
1. 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;

2. Outdoor storage areas shall be screened with a sight-obscuring fence a minimum of six feet in height and a maximum of 10 feet in height. Fencing shall be located behind the perimeter landscaping required under Subsections 603.09(C) and 1009.04.
 3. Equipment, stockpiles of materials, and other items located within outdoor storage and process areas shall be maintained in an orderly fashion.
 4. Waste materials (by-products which are not further processed or recycled on-premise) shall not be allowed to accumulate in outdoor process areas for more than two weeks, except that waste materials from water treatment facilities or surface water retention facilities may accumulate for such longer period as necessitated by Best Management Practices for the facility.
 5. It shall be demonstrated through engineering and design or monitoring that outdoor storage of waste materials will not negatively impact ground or surface waters.
- E. Display Areas: Outdoor display of finished products shall be allowed provided that outdoor display areas and items on display shall:
1. Not be located where they will block visibility to or from any road or driveway, or block visibility of signs located on adjacent properties;
 2. Be set back at least 10 feet from the front property line, behind the landscaped strip along the frontage;
 3. Be maintained to project an organized and neat appearance at all times;
 4. Not include signs, except those emblems painted on, or permanently attached to, items being displayed; and
 5. Only include finished products manufactured on or distributed from the premises.
- 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 infrequent 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 exceeds the standards of the Oregon Department of Environmental Quality.

2. Except as specifically listed as a conditional use in Subsection 603.06, hazardous materials may be stored or used in quantities classified under Group H, Division 1 or Division 2 Occupancies under the Oregon Structural Specialty Code.

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

603.04 ACCESSORY USES

- A. The following are allowed as accessory uses in the General Industrial District:
 1. Freestanding office buildings in conjunction with a primary or conditional use;
 2. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
 3. Bus shelters, subject to Section 823;
 4. Pedestrian amenities;
 5. Solar energy systems;
 6. Satellite dishes;
 7. Utility carrier cabinets, subject to Section 830;
 8. Signs, subject to Section 1010;
 9. Employee lounges, indoor recreation areas and facilities and cafeterias catering to employees of the primary use;
 10. Outdoor recreational facilities for employees, such as tennis courts, jogging and exercise courses, playfields, and similar uses;
 11. 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;
 12. Parking structures;
 13. 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 5 percent of the developed site area, or no more than 5,000 square feet, whichever is less;

14. 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;
15. 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.
16. Cogeneration facilities;
17. Rainwater collection systems;
18. Electric vehicle charging stations;
19. 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
20. 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]

603.05 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.

603.06 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:

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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 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 603.03, 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 603.03(G);
3. Surface mining or rock crushing operations, subject to Section 818;
4. Business or vocational schools and college or university extension facilities;
5. City, county, state, federal, or municipal corporation uses or buildings, telephone exchanges, railroad right-of-way, public utility facilities, fire stations, and associated uses;
6. Indoor or outdoor arenas and stadiums;
7. 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;
8. Outdoor amusements, including amusement parks, circuses, carnivals, drive-in theatres, and racetracks for autos, dogs, horses, or motorcycles;
9. Wrecking and salvage yards for building materials, autos, trucks, and other equipment, except as prohibited by Subsection 603.07(B)(1)(d);
10. Electrical power production facilities that are not allowed as an accessory use;
11. Petroleum, coal, or other fuel storage, refining, reclaiming, distribution, and wholesale trade. However, except for petroleum storage containers for the exclusive use of on-site fleet vehicles, these uses are prohibited in the Clackamas River Principal River Conservation Area;

12. Auto repairing, overhauling, painting, washing, body and fender work, and reconditioning;
13. Military reservations and associated uses;
14. Any use that the Hearings Officer finds to be similar to one or more of those specified in Subsections 603.06(B)(1) through (13), but not a use listed as prohibited in Subsection 603.07;
15. Composting facilities, including retail sales, subject to Section 834.

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

603.07 PROHIBITED AND PREEXISTING USES

- A. Prohibited Uses: The following uses are prohibited in the General Industrial District (I-3):
 1. Uses that do not comply with Subsections 603.03(B) through (G), except as approved pursuant to Subsection 603.06;
 2. Retail commercial uses;
 3. Service commercial uses, except those specifically listed as a primary or conditional use;
 4. Freestanding office buildings not in conjunction with a primary use on the same premises; and
 5. New dwelling units and detached accessory structures to existing dwelling units.
- B. Prohibited uses within the Clackamas River Principal River Conservation Area:
 1. Purpose: Certain uses are prohibited within this area because they pose a high risk to surface and groundwater resources and to the Clackamas River which provides public drinking water and habitat for fish and wildlife. Preventative measures are the most effective and economical measures available to protect water quality. Prohibiting large quantities of hazardous materials and hazardous wastes, and prohibiting specific uses that traditionally use these substances, reduces potential harm due to exposure to these substances.
 2. The following uses shall be prohibited within the Clackamas River Principal River Conservation Area:

- a. Manufacture and production of hazardous materials (chemicals listed in SARA TITLE III) and nuclear and radioactive materials;
- b. Uses which use hazardous materials at the bulk plant quantity level;
- c. Uses in the waste-related category and waste collection and transfer facilities that involve hazardous materials;
- d. Salvage and wrecking yards for building materials, autos, trucks, and other equipment;
- e. Wood processing/treatment and composites that include chemical treatment including sap staining (Chromium-Copper-Arsenate [CCA], Creosote, pentachlorophenol [PENTA], furniture stripping or refinishing, and related chemicals);
- f. Battery recycling or reprocessing operations;
- g. Operations that process, reprocess, collect, or store oils containing polychlorinated biphenyls (PCB);
- h. Manufacture/production of petroleum base construction materials (tars, creosote);
- i. Outdoor vehicle salvage, drum container recycling and cleaning, or cleaning operations for commercial truck tankers or rail tankers;
- j. Industrial and commercial dry cleaning plants that use solvents; and
- k. Sewage treatment plants.

C. 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-3 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.
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 603.
7. Preexisting nonconforming commercial uses and all other preexisting uses and structures not allowed by Section 603 shall be subject to Section 1206.

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

603.08 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. Mitigate potential adverse impacts associated with outdoor processes, storage areas, and other intensive industrial operations and characteristics;
 3. Encourage the coordinated, pleasing, and efficient development of sites;
 4. Ensure that the minimum operational requirements of the development are provided on-site; and
 5. 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. Minimum Site Area: one acre
2. Preexisting Undersized Site Areas: Developments may be established on a preexisting lot of record which is less than one acre in size provided such development satisfies all other standards of this district.
3. Property Line Adjustments and Land Divisions: Property line adjustments and divisions of land creating lots less than 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 603.08(C)(3)(a) until all improvements, irrigation systems, and landscape materials have been installed along street frontages or bonded pursuant to Section 1104.
 - 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 when abutting property zoned I-2 or I-3. When abutting any other zoning district, the minimum setback from the property line adjoining the other district shall be 35 feet. An additional five feet of setback shall be required for each additional 10-foot height increment, or portion thereof, for structures over 35 feet in height.

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.

F. Minimum Landscaping Area: 15 percent of the lot.

- G. Exceptions to General Requirements: The requirements of Subsection 603.08 are not subject to modification under Section 900. However, these requirements may be modified pursuant to Section 1205.

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

603.09 DEVELOPMENT STANDARDS

- A. General: Development is subject to the applicable provisions of Sections 1000 and 1100.
- B. Community and Design Plans: All 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 10 feet from the front lot 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;
 - 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. Hazardous Substances Containment Review: This subsection shall apply in the North Bank of the Clackamas River Principal River Conservation Area.
1. Purpose: The intent of hazardous substances containment review is to promote public safety and welfare by ensuring that uses which use hazardous substances locate in appropriate locations and develop in such a manner as to not be a serious threat to the Clackamas River and groundwater.
 2. The following uses traditionally use hazardous substances. If technology is used to minimize risk and impacts to water quality, these uses may be allowed if approved by Clackamas County Water Environment Services through hazardous substances containment review.

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- a. Petroleum storage containers for the exclusive use of on-site fleet vehicle fueling and maintenance and emergency generators;
 - b. Uses that roll, draw, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and non-ferrous metals;
 - c. Manufacture and production of paving, roofing, and other construction materials, using asphaltic and petroleum-based coatings and preserving materials; and
 - d. Uses that utilize hazardous substances in less than bulk plant quantities.
- 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]