

CHAPTER 3.24 GENERAL INDUSTRIAL (GI) ZONE

Section 3.24.10 - PURPOSE

This is the primary zone that implements the General Industrial Comprehensive Plan designation. It is intended to provide appropriate locations for a variety of General Industrial Uses including Manufacturing and related activities with few, if any, nuisance characteristics. This zone prohibits Residential Uses except as authorized in Chapter 4.3 - Accessory Development Regulations.

Section 3.24.20 - PERMITTED USES

3.24.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Civic Use Types -
 - a) Major Services and Utilities
 - b) Minor Utilities - with towers not exceeding 75 ft. in height, subject to standards in Chapter 4.9 - Additional Provisions
 - c) Parking Services
 - d) Public Safety Services
 - e) Freestanding Wireless Telecommunication Facilities up to 120 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
2. Commercial Use Types -
 - a) Agricultural Sales
 - b) Agricultural Services
 - c) Animal Sales and Services -
 - 1) Grooming - in conjunction with veterinary

- 2) Kennels
- 3) Auctioning
- d) Automotive and Equipment
 - 1) Fleet Storage
 - 2) Repairs - Heavy Equipment
 - 3) Sales/Rentals of Farm and Heavy Equipment
Note: Sales/Rentals of Light Equipment requires a Conditional Development Review
- e) Building Maintenance Services
- f) Construction Sales and Services
- g) Laundry Services
- h) Research Services
- i) Scrap Operations
- j) Technical Support Center
- k) Telemarketing Center
- l) Temporary Outdoor Markets
- m) Wholesaling, Storage, and Distribution
 - 1) Light
 - 2) Mini Warehouses

3. Industrial Use Types -

- a) General Industrial
- b) Limited Manufacturing
- c) Technological Production

b. Accessory Uses Permitted Outright

1. Essential Services
2. Required off-street parking for Uses permitted in the zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.
3. Other development customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations.
4. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that do not increase the height of the existing structures by more than 20 ft., subject to the standards in Chapter 4.9 - Additional Provisions.

3.24.20.02 - Special Development

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and other applicable provisions of this Code.

- a. Automotive and Equipment - Sales/Rentals, Light Equipment to be reviewed in accordance with Section 3.24.30.07 below.
- b. Freestanding Wireless Telecommunication Facilities greater than 120 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
- c. Freestanding Wireless Telecommunication Facilities that do not meet the setback or spacing standard requirements of Sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9 - Additional Provisions.
- d. Colocated/attached Wireless Telecommunication Facilities that increase the height of the existing structures by more than 20 ft., subject to the standards in Chapter 4.9 - Additional Provisions.

3.24.20.03 -General Development

Plan Compatibility Review - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.

- a. Explosive or Fuel Storage
- b. Major Services and Utilities

- c. Projections such as chimneys, spires, domes, and towers, not used for human occupancy and exceeding 75 ft. in height, in accordance with Section 4.9.50 of Chapter 4.9 - Additional Provisions. Note: Flagpoles subject to requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations

Section 3.24.30 - DEVELOPMENT STANDARDS

3.24.30.01 - Lot Area

Lots shall be adequate to fulfill applicable Code requirements and minimum standards of this Zone.

3.24.30.02 - Setbacks

a. Boundary Area -

1. A setback of not less than 100 ft. shall be provided from any residential, Agriculture-Open Space, or Willamette River Greenway property line. Off-street parking and loading shall be permitted in this setback area, except for the 35 ft. nearest the residential, Agriculture-Open Space, or Willamette River Greenway property line, which shall not be used for any Permitted Use, activity, or structure other than fences or walls, and shall be maintained and improved in accordance with 3.24.30.03 below.
2. Exemptions from These Requirements -
 - a) Those portions of property lines where driveways, accessways, and walkways are provided; and
 - b) Lands along the Southern Pacific Railroad line south from Avery Avenue to the City limits.

b. Along Streets - The following minimum setback for any structure shall apply:

- | | | |
|----------------------|---|--------|
| 1. Arterial Streets | - | 50 ft. |
| 2. Collector Streets | - | 40 ft. |
| 3. All other streets | - | 25 ft. |

Where a yard abuts both a street and a zone boundary line, the 35 ft. nearest the zone boundary shall not be used for any Permitted Use, activity, or structure other than fences or walls, and shall be maintained and improved in accordance with Section 3.24.30.03 below. The boundary area as required in "a," above, may be counted in the calculation of required setbacks along streets.

- c. Except for those required in this Section and the Building Code, no additional yards/setbacks are required.

3.24.30.03 - Landscaping, Lighting, Buffering, and Screening

- a. Landscaping, lighting, buffering, and screening required in Section 3.24.30.02 above shall be in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting and shall consist of a combination of street trees, ground cover, shrubbery, trees, fences, and walls to serve as screening (buffer area) between the site and abutting nonresidential zones. Further, when a site abuts a residential zone, landscaping shall be at least six ft. in height and at least 80 percent opaque as viewed from any point along the lot boundary within 18 months following the establishment of the Primary Use Type.
- b. Storage and refuse areas shall be screened in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, so that materials stored within those areas shall not be visible from accessways and adjacent residential zones.

3.24.30.04 - Height of Structure

No structure shall exceed 75 ft. in height.

3.24.30.05 - Performance Standards

Each Use, activity, or operation within this Zone shall comply with applicable local, state, and federal standards and shall not create a nuisance because of odor, vibration, noise, dust, smoke, or gas.

3.24.30.06 - Off-Street Parking Facilities

Off-street parking shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.

3.24.30.07 - Special Provisions for Automotive and Equipment - Sales/Rentals, Light Equipment

The purpose of reviewing the Automotive and Equipment-Sales/Rentals, Light Equipment Use Type as a Conditional Use is to determine appropriateness of the Use at a specific site based on the following criteria:

- a.** The proposed site is needed due to a shortage of alternative sites that can accommodate this Use.
- b.** Permitting the Use will not significantly reduce the overall supply and diversity of industrial land or negatively affect the developability of the balance of adjacent industrial land. Approval shall not be granted if the property was part of a larger parcel within the last 12 months.
- c.** The site is a minimum of two acres and has frontage on an Arterial Street.

Section 3.24.40 - LANDSCAPING, NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Section 3.24.50 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.24.40, variations from development and design standards, such as the standards in this Chapter and in other chapters of this Code addressing parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.