

CHAPTER 3.25 INTENSIVE INDUSTRIAL (II) ZONE

Section 3.25.10 - PURPOSE

This is the primary zone that implements the Intensive Industrial Comprehensive Plan designation. It is intended to provide appropriate locations for intensive manufacturing activities that are characterized by their potential conflicts with residential and other land uses. Because this Zone does not specifically prohibit any types of Intensive Industrial Uses, all Intensive Industrial Uses are reviewed through a Conditional Development process.

Section 3.25.20 - PERMITTED USES

3.25.20.01 - 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) Auctioning

- 2) Grooming - in conjunction with veterinary
- 3) Kennels
- d) Automotive and equipment
 - 1) Fleet storage
 - 2) Repairs - Heavy Equipment
 - 3) Sales/Rentals of Farm Equipment and Heavy Equipment
- e) Building Maintenance Services
- f) Construction Sales and Services
- g) Laundry Services
- h) Research Services
- i) Scrap Operations
- j) Temporary Outdoor Sales
- k) Wholesaling, Storage, and Distribution
 - 1) Heavy
 - 2) Light
 - 3) Mini Warehouses

3. Industrial Use Types -

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

4. Agricultural Use Type - Animal Waste Processing

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.

3.25.20.02 - Special Development

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

a. Intensive Industrial Uses

b. Established Intensive Industrial Uses, when either one of the following occurs:

1. A change in operation or increase in production creates the need to secure approval from an environmental permitting agency to increase air, water, or noise emissions unless such emission levels were approved by the City through a previous land use process; or
2. Specific limits or conditions related to operations, physical expansion, etc. established by a previous land use approval are exceeded.

c. Freestanding Wireless Telecommunication Facilities greater than 120 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.

d. 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.

- e. 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.

3.25.20.03 - 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. 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. If adjacent to an RS-1, RS-3.5, RS-5, RS-6, RS-9 or RS-9(U) Zone, the threshold is 20 ft. above the height of the structure or 85 ft. in height, whichever is less. Note: Flagpoles subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations

Section 3.25.30 DEVELOPMENT STANDARDS

3.25.30.01 - Lot Area

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

3.25.30.02 - Setbacks

a. Boundary Area -

1. A setback of not less than 100 ft. shall be provided along each II Zone boundary line abutting any residential, Agriculture - Open Space, or Willamette River Greenway Zone. Off-street parking and loading shall be permitted in this area except for the 35 ft. nearest the zone boundary 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 Section 3.25.30.03 below.

2. Exemptions from These Requirements -

- a) Those portions of property lines where driveways, accessways, or 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 - 75 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 3.25.30.03 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.

3.25.30.03 - Landscaping, Lighting, Buffering, and Screening

- a.** Landscaping, lighting, buffering, and screening required in Section 3.25.30.02 above, shall be provided 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 non-industrial zones. In addition, 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.

3.25.30.04 - Height of Structure

No structure shall exceed 75 ft. in height.

3.25.30.05 - Off-Street Parking Facilities

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

Section 3.25.40 - 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 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions.

Section 3.25.50 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.25.40, 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.