

SECTION 3.510 "RI" RURAL INDUSTRIAL ZONE

- A. Purpose:** The "RI" Rural Industrial Zone is intended to create, preserve, and enhance areas containing secondary manufacturing and related establishments and intense commercial uses with limited external impact. This designation is designed for application in exception areas outside Urban Growth Boundaries of incorporated cities and community boundaries of acknowledged unincorporated communities

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "RI" Rural Industrial Zone shall make application for a site plan review and comply with the following regulations.

- B. Uses Permitted Without Review:** The following uses are permitted on lands designated "RI" Rural Industrial zone without review.

1. Utility Facilities (Minor)

- C. Uses Permitted Subject to Ministerial/Type I Review:** The following uses are permitted on a legal parcel on lands designated "R-I" Rural Industrial zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

Permitted Uses: ~~In the "RI" Rural Industrial Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:~~

1. Any new industrial use listed in C D of this zone, that will be located entirely within an existing, lawfully erected commercial or industrial building or structure demonstrating compliance with off-street ~~and public~~ parking, off-street loading and bicycle parking requirements area requirements in Chapter 4- 20 - Site Plan Review.
2. Buildings and structures accessory to a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground. If the building(s) is accessory to a commercial or industrial use the combined footprint of all commercial or industrial buildings and all accessory buildings shall not exceed 3,500 or 35,000 sq. ft respectively.
3. Additions to, and replacement of, a lawfully established building or structure.
4. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.

D. Uses Permitted Subject to Standards/Type II Review Site Plan Review: The following small scale low impact industrial uses or any combination of these uses and their accessory uses may be permitted on a legal parcel on lands designated in the "RI" Rural Industrial Zone are permitted in a building or buildings not exceeding a cumulative floor area of 35,000 sq. ft. and activities and their accessory buildings and uses are permitted in a building or buildings not exceeding 35,000 sq. ft. of floor space when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in subject to subsection F - Property Development Standards, Chapter 10 – Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards Chapter 20 – Site Plan Review and this Chapter:

1. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19 (Standards for Energy Facilities)- Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
2. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions.

Any combination of the following in a building or buildings not exceeding a cumulative floor area of 35,000 sq ft:

3. Light manufacturing, compounding or assembly, reprocessing, recycling, fabricating or packaging of products from previously prepared materials such as cloth, plastic, paper, glass, leather, metal, stone, canvas, bone, cellophane, cork, feather, fiber, shell, wax, wire, wood yards, and paint not employing a boiling process.
4. Assembly, rebuilding, repair and maintenance of motor vehicles, including painting and upholstery.
5. Wood products manufacture but excluding paper and pulp manufacture and planing and lumber mill.
6. Retail or combination retail wholesale lumber and building materials yard, not including concrete mix.
7. Building, building maintenance, plumbing, electrical, heating, roofing, glass, landscaping, painting or similar contractor's offices and equipment storage yard, or storage and rental of equipment commonly used by contractors.

8. Welding, sheet metal or machine shop provided such use is wholly enclosed within a building.
 9. Transfer company and trucking companies.
 10. Laundry and cleaning service industries.
 11. Circus, rodeo or like activity.
 12. Similar manufacturing, repairing, fabricating, processing, parking or storage uses not listed above.
 13. Feed and seed store conducted wholly within a completely enclosed building except that package material may be stored in an enclosed outside yard.
 14. One mobile home for watchman's quarters in conjunction with a permitted or conditional use.
- E. Uses Permitted Subject to Conditionally Use Review/Type II or Type III: The following small scale low impact rural-commercial and industrial uses or any combination of these uses and their accessory uses may be permitted on a legal parcel on lands designated in the "RI" Rural Industrial Zone are permitted in a building or buildings not exceeding a cumulative floor area of 3,500 sq. ft. for commercial and 35,000 sq. ft. for industrial when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in subject to subsection F - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.
1. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
 2. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 - Section 19.030.
 3. Related or Supporting Facilities to a Commercial Power Generating Facility subject to Chapter 19 - Standards for Energy Facilities - Section 19.030.
 4. Utility facilities (Major) necessary for public service.
- Any combination of the following in a building or buildings not exceeding a cumulative floor area of 3,500 sq. ft. for commercial and 35,000 sq. ft. for industrial:

5. Any use permitted subject to standards site plan review or conditionally in the Rural Commercial zone.
6. Primary or value added processing and/or sale of raw material produced in the rural vicinity of the proposal (NOTE: this type of activity is exempt from any small scale low impact commercial or industrial size limitation but may be subject to conditions imposed through the Conditional Use Review).
7. Junk yard or automotive wrecking yard, enclosed in a view obscuring fence or wall.
8. Recreation areas and facilities, including but not limited to: golf courses.
9. Bulk storage of petroleum or gas.
10. Operations conducted for the exploration, mining and processing of aggregate and other minerals as subsurface resources, subject to Section 3.800 - Mineral & Aggregate Overlay (EPD 5).
11. Concrete batching plants and the manufacture and sale of concrete products.
12. Campground as defined by OAR 660-033-0130.

F. Property Development Standards

1. Property Size - The minimum property size shall be determined based on the amount of area required for proper sanitation, off-street parking, loading, maintenance of setbacks and compatibility with adjacent uses.
2. Setbacks
 - a. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.
 - b. Side Yards - Where the side or rear of a lot or parcel in an "M-4" zone abuts a residential zone, there shall be a side or rear yard of not less than fifty (50) feet. In all cases, on a corner lot or parcel, there shall be a side yard setback of at least ten (10) feet from exterior side property lines for corner building sites. Where the side of a lot or parcel in the "RI" zone abuts the side of an "A-1" zone, there shall be a side or rear lot setback of 100 feet from the common property line. In other cases, a side yard shall not be required.

- c. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line unless a greater setback is required next to an adjoining agricultural or residential zone in 2.b. above.
3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
4. Height - Maximum height for all structures shall be forty-five (45) feet. Height is measured from average grade.
5. Stream Setback - All structures, or similar permanent fixtures (except hydroelectric facilities) shall be set back from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle. Exception may be granted upon a demonstration that the proposed use will not have an adverse effect on streams or lakes.
6. Floodplain - Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay **(EPD 1)**.
7. Signs - Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
 - a. Signs shall be limited to business identification and or goods and services manufactured and or sold on the premises.
 - b. No sign shall project above the building.
 - c. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage and shall be placed flat against the walls of the buildings with the exception of athletic field scoreboards which shall be the minimum size necessary for the intended purpose.
 - d. Signs shall not be placed upon walls or surfaces abutting an "A-1" or an "R" zone.
 - e. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.
 - f. Flashing, digital, electronic, and LED (light emitting diode) signs shall be prohibited except as is necessary for athletic scoreboards.
 - g. Signs capable of movement shall be prohibited.

- h. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.
- 8. Parking - Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.
- 9. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways waterways. The exterior of shielding and hooding materials shall be composed of non reflective opaque materials.
- 10. New Driveways - All new driveways which access a County road shall obtain a Road Approach Permit from the Wasco County Public Works Department.
- 11. Outdoor Storage – Outdoor storage must be enclosed by a sight obscuring fence, wall, or landscaping; all of which shall be maintained.