

### SECTION 3.604 “RC-TV-M2” TYGH VALLEY MEDIUM INDUSTRIAL ZONE

- A. Purpose: The purpose of the “RC-TV-M2” Tygh Valley Medium Industrial zone is to provide for the location of needed industrial uses which are not dependent upon urban services. The “RC-TV-M2” zone encourages orderly and compatible development of industrial uses while protecting the existing rural character of the area as well as preserving or enhancing the air, water and land resources of the area.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the “RC-TV-M2” Tygh Valley Medium Industrial zone shall comply with the following regulations.

- B. Uses Permitted Without Review: The following uses and activities are permitted on lands designated “TV-M2” Tygh Valley Medium Industrial zone without review.

1. Utility Facilities (Minor).

- C. Uses Permitted Subject to Ministerial/Type I Review: The following small scale low impact uses are permitted on a legal parcel on lands designated “TV-M2” Tygh Valley Medium 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 “RC-TV-M2” zone, the following uses and activities and their accessory uses are permitted subject to the applicable provisions and exceptions set forth by this Ordinance:

1. Any new industrial use listed in D & E of this zone, that will be located entirely within an existing, lawfully erected building or structure demonstrating compliance with off-street parking, off-street loading and bicycle parking requirements in Chapter 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 an industrial use the combined footprint of all industrial buildings and all accessory buildings shall not exceed 10,000 sq. ft.
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 uses and their accessory uses may be permitted on a legal parcel on lands designated in the "RC-TV-M2" Tygh Valley Medium Industrial Zone are permitted in a building or buildings not exceeding a cumulative floor area of 10,000 sq. ft. 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, as well as any other listed, referenced or applicable standards, 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.

Utility facilities necessary for public service, except landfill. (Replaced by Utility Facility Major in CUP Section)

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 10,000 sq ft:

3. Any manufacturing, processing, repair, research, assembly, wholesale or storage uses, excepting the manufacture of explosives, the slaughter of animals, and the rendering of fats.
4. 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, tobacco, wax, wire, wood yards, and paint not employing a boiling process.
5. Assembly, rebuilding, repair and maintenance of motor vehicles, including painting and upholstery.
6. Wood products manufacture but excluding paper and pulp manufacture and planing and lumber mill.
7. Retail or combination retail wholesale lumber and building materials yard, not including concrete mix.

8. 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.
9. Welding, sheet metal or machine shop provided such use is wholly enclosed within a building.
10. Transfer company and trucking companies.
11. Laundry and cleaning service industries.
12. Circus, rodeo or like activity.
13. Similar manufacturing, repairing, fabricating, processing, parking or storage uses not listed above.

Feed and seed store conducted wholly within a completely enclosed building except that package material may be stored in an enclosed outside yard.

14. Veterinary clinic or kennel.

**E. Uses Permitted Subject to Conditionally Use Review/Type II or Type III:** The following small scale low impact uses may be permitted on a legal parcel on lands designated in the "TV-M2" Tygh Valley Medium Industrial Zone in a building or buildings not exceeding a cumulative floor area of 10,000 sq. ft. are permitted 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. Utility facilities (Major) except landfill.

3. Related or Supporting Facilities to a Commercial Power Generating Facility subject to Chapter 19 - Standards for Energy Facilities - Section 19.030.

4. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 – Standards for Energy Facilities - Section 19.030.

Any combination of the following in a building or buildings not exceeding a cumulative floor area of 10,000 sq ft:

5. Concrete batching plants and the manufacture and sale of concrete products.
6. One mobile home or watchman's quarters accessory to a permitted or conditional use.
7. Mobile homes or recreational vehicles, as defined in Section 1.090, accessory to a permitted industrial use for the purpose of providing housing for personnel subject to the following additional criteria:
  - a. The request for the mobile home or recreational vehicle shall be submitted in writing. Such request shall state the roles of the persons who will occupy the mobile home or recreational vehicle and provide documentation of employment with the permitted industrial use by at least one member of the household.
  - b. The request shall meet all applicable County health and sanitation requirements.
  - c. The location and use of the mobile home or recreational vehicle shall meet all other requirements of the zoning district.
  - d. No conditional use for a mobile home or recreational vehicle shall be transferable to any other owner or occupant.
  - e. Upon termination of the permitted industrial use or conditional use holders termination of employment with the permitted industrial use the conditional use mobile home or recreational vehicle shall be removed within sixty (60) days.
8. Automobile Service Stations.
9. Junk yard or automotive wrecking yard enclosed with a view-obscuring fence or wall.
10. Recreation areas and facilities, including but not limited to: golf courses.
11. Bulk storage of petroleum or gas.
12. 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).

13. A campground as defined by OAR 660-033-0130.

E. Property Development Standards

1. The minimum property size for development shall be determined based on the amount of area required for proper sanitation, off street parking and loading, maintenance of setbacks and compatibility with adjacent areas.

2. Setbacks

a. Front Yard - No structure other than a fence or sign shall be located closer than twenty (20) feet from the rights-of-way of a public road.

b. Side Yard - Where the side of a lot in the Medium Industrial Zone abuts the side of a lot in an "R" zone, there shall be a side yard of not less than seven (7) feet in width for buildings not exceeding two and one-half (2 & 1/2) stories in height; for buildings exceeding two and one-half stories in height, such side yard shall be increased three (3) feet in width for every story or portion thereof that such buildings' height exceeds two and one-half stories.

On corner lots, there shall be a side yard on the street side of such lots of not less than ten (10) feet in width for buildings not exceeding two and one-half (2 & 1/2) stories in height; for buildings exceeding two and one-half stories in height, such side yard shall be increased three (3) feet for each story or portion thereof that such buildings exceed two and one-half stories in height, but such side yard need not exceed twenty (20) feet in width.

Accessory buildings on a corner lot shall not project into the required side yard on the street side of such lot beyond the side of the main building on such lot. In other cases, a side yard for industrial or commercial buildings 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.

d. Water Setbacks - All structures or similar permanent fixtures 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.

e. Agricultural setbacks - Any new structure requiring a building permit on a lot or parcel adjacent to EFU-zoned land which is currently used for or is suitable for agriculture use shall be set back a minimum of 100 feet from the common property line.

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 seventy-five (75) feet.
14. 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)**.
15. Signs - Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
  - a. Signs shall pertain only to goods and services 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" 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.
7. Parking - Off street parking shall be provided in accordance with Chapter 20 - **Site Plan Review**.
8. 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, and waterways. The exterior of shielding and hooding materials shall be composed of non-reflective opaque materials. Athletic field lighting shall follow normal good practices.

9. Outdoor Storage - All outdoor storage must be enclosed by a sight obscuring fence, wall, or landscaping; all of which shall be maintained.