

CHAPTER 156
IBC - INDUSTRIAL BUSINESS CAMPUS

- 156.010. Classification of Uses
- 156.020. Permitted Uses
- 156.030. Special Uses
- 156.032. Administrative Conditional Uses
- 156.035. Conditional Uses
- 156.040. Flexible Space Uses
- 156.050. Prohibited Uses
- 156.060. Industrial Performance Standards
- 156.070. Location Standards
- 156.080. Height
- 156.090. Lot Area and Dimensions
- 156.100. Yards Adjacent to Streets
- 156.110. Yards Adjacent to Other Districts
- 156.120. Side and Rear Yards
- 156.130. Lot Coverage
- 156.140. Open Storage
- 156.150. Landscaping
- 156.160. Off-street Parking and Loading
- 156.170. Lighting
- 156.900. Reference to Additional Standards

156.010. Classification of Uses. Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual, (See 113.090). Numbers in parenthesis following a use designation indicate that the use is listed and described under the number in the SIC. Where particular activities otherwise included under a SIC category are excluded from the permitted, special, or conditional use, those particular activities are listed, preceded by the words "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter. (Ord No. 68-83)

156.020. Permitted Uses. The following uses, when developed under the development standards applicable to uses in the IBC district, are permitted in the IBC district:

- (a) **Agriculture, forestry and fishing;**
 - (1) Agricultural production - crops (01);
- (b) **Manufacturing;**
 - (1) Canned and preserved fruits and vegetables (203);
 - (2) Grain mill products (204);
 - (3) Bakery products (205);
 - (4) Beverages (208);
 - (5) Miscellaneous food preparations and kindred products (209);
 - (6) The manufacture of meat products (201) but excluding both meat packing plant (2011) and any on site abattoirs and slaughtering, rendering of fats, processing of hides and maintenance of live animals or fowl.
 - (7) Textile mill products (22);
 - (8) Apparel and other finished products made from fabrics and similar products (23);
 - (9) Wood kitchen cabinets (2434);
 - (10) Nailed and lock corner wood boxes and shook (2441);
 - (11) Wood products, not elsewhere classified (2499);
 - (12) Furniture and fixtures (25);

- (13) Paperboard containers and boxes (265);
- (14) Printing, publishing, and allied industries (27);
- (15) Drugs (283);
- (16) Soaps, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations (284);
- (17) Miscellaneous plastic products (307);
- (18) Leather and leather products (31) BUT EXCLUDING leather tanning and finishing (311);
- (19) Glass products, made of purchased glass (323);
- (20) Pottery and related products (326);
- (21) Metal cans and shipping containers (341);
- (22) Cutlery, hand tools, and general hardware (342);
- (23) Heating equipment, except electric and warm air; and plumbing fixtures (343);
- (24) Fabricated structural metal products (344);
- (25) Screw machine products, and bolts, nuts, screws, rivets, and washers (345);
- (26) Metal forgings and stampings (346);
- (27) Metalworking machinery and equipment (354);
- (28) Special industry machinery, except metalworking machinery (355);
- (29) Pumps and pumping equipment (3561);
- (30) Computer and office equipment (357);
- (31) Electronic and other electrical equipment and components, except computer equipment (36);
- (32) Transportation Equipment (37);
- (33) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (38);
- (34) Miscellaneous manufacturing industries (39);
- (c) Transportation, communications, electric, gas, and sanitary services;**
 - (1) Motor freight transportation and warehousing (42);
 - (2) Communication (48);
- (d) Wholesale trade - nondurable goods (51) BUT EXCLUDING poultry and poultry products (5144), livestock (5154), farm-product raw materials, not elsewhere classified (5159), chemicals and allied products (516), tobacco and tobacco products (5194) and nondurable goods, not elsewhere classified (5199).**
- (e) Wholesale trade - durable goods (50) BUT EXCLUDING automobiles and other motor vehicles (5012), lumber and other construction materials (503), coal and other minerals and ores (5052), construction and mining machinery and equipment (5082), and scrap and waste materials (5093).**
- (f) Finance, insurance, and real estate (SIC 60 through and including 67) providing that it is a corporate, regional or district office headquarters:**
- (g) Services;**
 - (1) Computer and data processing services (737);
 - (2) Research and development laboratories (7391);
 - (3) Commercial physical and biological research (8731);
 - (4) Noncommercial research organizations (8733);
- (h) Public administration;**
 - (1) Fire protection (9224);
- (i) The uses (b) through (g) shall:**
 - (1) Be within an enclosed building; and
 - (2) Permit retail sales of products manufactured on the site.

- (j) Retail trade;**
 - (1) Eating and drinking places (58) provided that no drive-in or drive-through facilities are permitted.
- (k) Finance, Insurance, and Real Estate;**
 - (1) Commercial Banks (602);
 - (2) Savings Institutions (603);
 - (3) Savings Institutions, not Federally chartered (612);
 - (4) Personal Credit Institutions (614);
- (l) Services:**
 - (1) Hotels and motels (701) BUT EXCLUDING casino hotels;
 - (2) Child day care services (835);
 - (3) Membership sports and recreation clubs (7997);
- (m) The uses (j) through (l) shall:**
 - (1) In the aggregate be limited in area to not more than 10 percent of the gross area of the IBC district; and
 - (2) Not be developed until not less than 25 percent of the gross area of the IBC district has received an occupancy permit issued by the City of Salem for one or more permitted uses described in (b) through (g).
- (n) Transit stop shelters.**
- (o) On-site and off-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 68-83; Ord No. 146-84; Ord No. 22-85; Ord No. 102-87; Ord No. 7-88; Ord No. 21-89; Ord No. 72-90; Ord No. 71-91; Ord No. 25-93; Ord No. 116-94; Ord No. 99-96; Ord No. 57-2000; Ord No. 84-07)**

156.030. Special Uses.

- (a) The following uses, when restricted, developed and conducted as required in SRC Chapter 119, are permitted in the IBC district:**
 - (1) Gasoline service stations (554);
 - (2) Antennas attached to existing or approved structures;
 - (3) Freestanding support structures 35 feet or less in height and equipment enclosures;
 - (4) Colleges, universities, professional schools, and junior colleges (8221);
 - (5) One single family dwelling, other than a manufactured home, per lot;
 - (6) Ambulance Station;
 - (7) Ambulance Service Facility.
- (b) The special uses permitted under Subsection (a) of this Section together with the permitted uses listed under SRC 156.020(h) through (j) shall:**
 - (1) In the aggregate be limited in area to not more than ten percent of the gross area of the IBC district; and
 - (2) Not be developed until not less than 25 percent of the gross area of the IBC district has received an occupancy permit issued by the City of Salem for one or more permitted uses listed under SRC 156.020(b) through (f). (Ord No. 68-83; Ord No. 82-96; Ord No. 17-2004; Ord No. 38-06; Ord No. 43-06)

156.032 Administrative Conditional Uses.

- (a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in IBC district:**
 - (1) Freestanding support structures between 36 and 70 feet in height and equipment enclosures. (Ord No. 82-96)

156.035. Conditional Uses. The following uses, with conditional use approval as provided in SRC chapter 117 or 118, as applicable, are permitted in the IBC district:

- (a) **Transportation, communication, electric, gas, and sanitary services:**
 - (1) Air transportation, Nonscheduled (452).
 - (2) Freestanding support structures greater than 70 feet in height and equipment enclosures.
- (b) **Utilities:**
 - (1) Electrical service (491);
 - (2) Gas production and distribution (492);
 - (3) Water supply (494). (Ord No. 14-95; Ord No. 37-96; Ord No. 82-96)

156.040. Flexible Space Uses.

(a) The following uses, when restricted, developed, and conducted as required in subsection (b) of this section, are permitted in the IBC district:

- (1) Food Stores (54);
- (2) Apparel and Accessory Stores (56);
- (3) Furniture, Home Furnishings and Equipment Stores (57);
- (4) Miscellaneous Retail (59); BUT EXCLUDING liquor stores (592), and used merchandise stores (593).
- (5) Business Services (73), but excluding Computer and data processing services (737);
- (6) Miscellaneous Repair Services (76);
- (7) Engineering, Accounting, Research, Management, and Related Services (87), but excluding Research, Development, and Testing Services (873);
- (8) Services, not elsewhere classified (89).

(b) Where Flexible Space Uses are to be developed within the IBC district, the following development limits apply:

- (1) No single building shall be more than 25,000 square feet in area, with no more than 10,000 square feet to be utilized for uses listed in subsection (a) (1)-(4) of this section.
- (2) The outdoor storage area shall:
 - (A) Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;
 - (B) Be enclosed with a sight-obscuring fence or wall;
 - (C) Have at least one side conterminous with the building which it serves;
 - (D) Have no opening within fifty feet and visible from any property boundary; and
 - (E) Meet the other applicable requirements of 156.140.
- (3) Loading doors shall have no opening within seventy five feet and visible from any street or property boundary.
- (4) Building fronting a street and within fifty feet of an abutting property shall have glass frontage not less than thirty-five percent of the area of the street front wall.
- (5) The Flexible Space Use area shall be specifically identified on the plan.
- (6) All buildings shall be capable of development as flexible industrial space.
- (7) The aggregate floor area for uses devoted to food stores (54), apparel and accessory stores (56), furniture, home furnishings, and equipment stores (57), and miscellaneous retail (59) shall not exceed 30,000 square feet in the IBC district. "IBC district" is defined as contiguous, IBC zoned property.
- (8) The area developed in flexible space uses shall in the aggregate not exceed 30 percent of the gross area of the IBC district. (Ord No. 68-83; Ord No. 76-90; Ord No. 71-91; Ord No. 84-07)

156.050. Prohibited Uses. Within any IBC district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 156.020 to SRC 156.030, unless the use is deemed an equivalent use pursuant to SRC 113.090(d) or allowed as a nonconforming use pursuant to SRC Chapter 112. (Ord No. 68-83; Ord No. 62-95; Ord No. 49-09)

156.060. Industrial Performance Standards. In an IBC district no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law. (Ord No. 68-83)

156.070. Location Standards.

(a) Each IBC district shall have direct access onto an arterial or collector street.

(b) Access to a local street abutting the district shall not be permitted from any lot within the IBC district; except that, access may be permitted to a local street if 75 percent of the property is zoned industrial or designated industrial in the Salem Area Comprehensive Plan along both sides of the street for a distance of 600 feet from the center line of a proposed access in both directions along the street, or for the distance from said centerline to the next intersecting arterial or collector street in both directions, whichever is less.

Calculation of the percent of industrial property shall be based upon the street frontage of properties having frontage on the local street within the described distance of the centerline of the proposed access.

(c) The planning administrator may require street right-of-way and improvements for streets abutting or within the IBC district in accordance with SRC 63.235, except that for local streets to which access is not allowed under 156.070(b), the planning administrator may only require right-of-way dedication, and not improvements. (Ord No. 68-83; Ord No. 22-85)

156.080. Height. Within an IBC district buildings and structures erected, altered or enlarged shall not exceed 70 feet in height, subject to the following additional limitations:

(a) Where a building or structure is adjacent to a boundary line where the IBC district abuts a residential, commercial, industrial, or public zoning district or public street right-of-way which is not defined as an "IBC internal street" the height shall conform to the requirements of this subsection. "IBC internal street" as used in this subsection means a street which is not an arterial or collector street or which has no or only one actual or proposed connection to an existing or proposed street at the boundaries of the IBC district or a loop street entirely within the IBC district.

(1) For a setback of 0 to less than 40 feet, the building height shall be 0 feet.

(2) For a setback of 40 feet or less than 90 feet, such building or structure shall not be greater than 28 feet in height at the 40 feet setback and no building or structure shall extend above a plane which begins at 28 feet in height above 40 feet setback and extends inward and upward at a slope of 22 ½ degrees to its intersection with a vertical plane at the 90 feet setback.

(3) For a setback of 90 feet or more the building height shall not exceed 70 feet.

(b) Where a building or structure is adjacent to an "IBC internal street" as defined in subsection (a), the heights shall conform to the following requirements:

(1) For a setback of 0 to less than 20 feet, the building height shall be 0 feet.

(2) For a setback of 20 feet to less than 70 feet, such building or structure shall not be greater than 28 feet in height at the 20 feet setback and no building or structure shall extend above a plane which begins at 28 feet in height above 20 feet setback and extends inward and upward at a slope of 22 ½ degrees to its intersection with a vertical plane at the 70 feet setback.

(3) For a setback of 70 feet or more the building height shall not exceed 70 feet. (Ord No. 68-83)

156.090. Lot Area and Dimensions.

(a) Lot Area. There are no minimum lot area requirements in an IBC district.

(b) Lot Dimensions. There are no minimum lot dimensions in an IBC district. Setback

requirements shall not apply to transit stop shelters. (Ord No. 68-83; Ord No. 114-86; Ord No. 84-07)

156.100. Yards Adjacent to Streets. Within an IBC district:

- (a) On each lot abutting an IBC noninternal street there shall be a required yard 40 feet in depth from the adjacent right-of-way.
- (b) On each lot abutting an IBC internal street there shall be a required yard 20 feet in depth from the adjacent right-of-way.
- (c) No buildings or structures except transit shelters approved by the Salem Area Transit District shall be permitted in a required yard adjacent to a street.
- (d) All parking shall be set back at least 20 feet from each street right-of-way.
- (e) Not more than ten percent of the required parking may occur in any single required yard adjacent to a street.
- (f) Driveways shall be set back at least 20 feet from each street right-of-way, except where the driveway provides direct access to a street. (Ord No. 68-83)

156.110. Yards Adjacent to Other Districts.

- (a) Where an IBC district abuts any other district, except another "I" district, directly or across an alley, there shall be a required yard 40 feet in depth adjacent to the lot line separating the IBC district from the abutting district.
- (b) Where an IBC district abuts another "I" district, directly or across an alley, there shall be a required yard 20 feet in depth adjacent to the lot line separating the IBC district from the abutting district.
- (c) No buildings or structures shall be permitted in a required yard adjacent to an abutting district.
- (d) All parking shall be set back at least 20 feet from the lot line separating the IBC district from the abutting district.
- (e) Driveways shall be set back at least 20 feet from the lot line separating the IBC district from the abutting district, except where the driveway provides direct access to the abutting property or to a street. (Ord No. 68-83; Ord No. 22-85)

156.120. Side and Rear Yards. There are no side or rear yard requirements in the IBC district except:

- (a) As may be required under SRC 156.100 and SRC 156.110.
- (b) Where a side or rear yard is provided it shall:
 - (1) Be a required ten feet in depth;
 - (2) Not include buildings, structure, parking or driveways;
 - (3) Be landscaped.
- (c) Driveways and accessways shall set back at least ten feet from the internal property lines, except where the driveway or accessway provides direct access to an adjacent street, or where a common driveway is provided along a lot line between two separately owned properties. In case of the latter exception, at least ten feet of landscaped yard shall exist parallel and along each side of the common driveway. (Ord No. 68-83)

156.130. Lot Coverage. Each lot within an IBC district shall have at least 20 percent of its gross area landscaped; that portion of the required yards, which are landscaped, may be included in the calculation to meet the 20 percent landscaped area. (Ord No. 68-83; Ord. No. 22-85)

156.140. Open Storage.

- (a) Open storage of materials and equipment is prohibited in required yards, but is otherwise permitted provided that such storage is enclosed with a sight-obscuring fence, wall, or hedge, or a berm, any of which shall be located on the property at the required setback line in the same

manner as if such berm, fence, wall, or hedge were a building:

(b) Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area;

(c) Materials and equipment over six feet in height above the elevation of the storage area shall be screened by landscaping. (Ord No. 68-83)

156.150. Landscaping. All required yards, landscaped areas, parking lots, and vehicular use areas shall meet the landscaping and screening requirements of SRC Chapter 132. Where developments abut other parcels zoned IBC, the proposed development shall be exempt from the bufferyard requirements of SRC 132.220 for the common boundary. A landscape and irrigation plan must be submitted by a licensed landscape architect and approved by the Planning Administrator. All required landscaped areas shall be landscaped with trees, shrubs, groundcover and/or lawn so as to blend with adjoining developed parcels to create a cohesive landscape design throughout the business campus development and buffer adjoining non-IBC uses. (Ord No. 68-83; Ord No. 89-92; Ord No. 18-94; Ord No. 42-09)

156.160. Off-street Parking and Loading. Within an IBC district all uses shall meet the requirements of SRC Chapter 133 as well as the additional requirements of this section:

(a) Parking.

(1) All parking shall be set back at least ten feet from all interior property lines.

(2) Transit stop(s) approved, as to location, design and construction, by the Salem Area Transit District may satisfy five percent of the parking space requirements for building sites located within 400 feet of any such transit stop(s).

(3) A ride sharing program approved by the director of public works may satisfy five percent of the parking space requirements.

(4) Bicycle parking at a ratio of one bicycle space for each twenty vehicle parking spaces may satisfy three percent of the parking space requirements.

(b) Loading.

(1) All loading spaces shall be screened from adjacent property by a sight-obscuring fence, wall, hedge, or berm at least four feet in height.

(2) Loading docks and loading doors shall be screened from the street by landscaping and shall be offset from driveway openings. (Ord No. 68-83)

156.170. Lighting. Exterior light fixtures shall be so located and designed that the light source, viewed by an observer five feet above the ground at five feet outside the boundary of the IBC district, shall within 50 feet of the base of the light standard be either:

(a) Completely shielded from direct view, or

(b) Not greater than five foot candles. (Ord No. 68-83)

156.900. Reference to Additional Standards. Additional or alternative use and development standards may be found in the following chapters:

Landslide Hazards SRC Chapter 69

(Ord No. 59-2000)

