

CHAPTER 158
IG - GENERAL INDUSTRIAL

- 158.010. Classification of Uses
- 158.020. Permitted Uses
- 158.030. Special Uses
- 158.035. Administrative Conditional Uses
- 158.040. Conditional Uses
- 158.050. Prohibited Uses
- 158.060. Industrial Performance Standards

DEVELOPMENT STANDARDS

- 158.070. Height
- 158.080. Lot Area and Dimensions
- 158.090. Yards Adjacent to Streets
- 158.100. Interior Side Yards
- 158.110. Interior Rear Yards
- 158.900. Reference to Additional Standards

158.010. Classification of Uses. Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual, (See SRC 113.090.) Numbers in parenthesis following a use designation indicate that the use is listed and described under that number in the SIC. Where particular activities otherwise included under an 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.

158.020. Permitted Uses. The following uses, when developed under the general development standards in this zoning code applicable to the IG district and to all such uses, generally, are permitted in the IG district:

- (a) **Agriculture, forestry, and fishing:**
 - (1) Agricultural production crops (01);
 - (2) Soil preparation services (071);
 - (3) Crop services (072);
 - (4) Veterinary services (074);
 - (5) Timber tracts (081);
 - (6) Forest nurseries and gathering of forest products.
- (b) **Construction:**
 - (1) Building construction - general contractors and operative builders (15);
 - (2) Heavy construction other than building construction - contractors (16);
 - (3) Construction - special trade contractors (17).
- (c) **Manufacturing:**
 - (1) Dairy products (202);
 - (2) Canned, frozen and preserved fruits and vegetables and food specialties (203);
 - (3) Grain mill products (204);
 - (4) Bakery products (205);
 - (5) Sugar and confectionery products (206);
 - (6) Beverages (208);
 - (7) Miscellaneous food preparations and kindred products (209);
 - (8) Tobacco products (21);
 - (9) Textile mill products (22);

- (10) Apparel and other finished products made from fabrics and similar materials (23);
- (11) Lumber and wood products except furniture (24), BUT EXCLUDING logging (241), sawmills and planing mills (242), hardwood veneer and plywood (2435), softwood veneer and plywood (2436), and structural wood members, not elsewhere classified (2439);
- (12) Furniture and fixtures (25);
- (13) Paperboard containers and boxes (265);
- (14) Printing, publishing and allied industries (27);
- (15) Chemicals and allied products (28), BUT EXCLUDING agricultural chemicals (287), and miscellaneous chemical products (289);
- (16) Rubber and miscellaneous plastic products (30);
- (17) Leather and leather products (31);
- (18) Flat glass (321);
- (19) Glass and glassware, pressed or blown (322);
- (20) Glass products made of purchased glass (323);
- (21) Pottery and related products (326);
- (22) Concrete block and brick (3271);
- (23) Cut stone and stone products (328);
- (24) Metal cans and shipping containers (341);
- (25) Cutlery, hand tools, and general hardware (342);
- (26) Heating equipment, except electric and warm air, and plumbing fixtures (343);
- (27) Fabricated structural metal products (344);
- (28) Screw machine products, bolts, nuts, screws, rivets, and washers (345);
- (29) Metal forgings and stampings (346);
- (30) Coating, engraving, and allied services (347);
- (31) Miscellaneous fabricated metal products (349);
- (32) Industrial and commercial machinery and computer equipment (35);
- (33) Electronic and other electrical equipment and components, except computer equipment (36), BUT EXCLUDING storage batteries (3691) and primary batteries, dry and wet (3692);
- (34) Transportation equipment (37);
- (35) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (38);
- (36) Miscellaneous manufacturing industries (39).
- (d) Transportation, communications, electric, gas, and sanitary services:**
 - (1) Railroad transportation (40);
 - (2) Local and suburban transit and interurban highway passenger transportation (41);
 - (3) Motor freight transportation and warehousing (42);
 - (4) United States Postal Service (431), BUT EXCLUDING customer service facilities;
 - (5) Water transportation of passengers (448);
 - (6) Services incidental to water transportation services (449);
 - (7) Transportation services (47);
 - (8) Communication (48);
 - (9) Electric services (491);
 - (10) Gas production and distribution (492);
 - (11) Water supply (494).
- (e) Wholesale trade:**
 - (1) Wholesale trade - durable goods (50), BUT EXCLUDING scrap and waste materials establishments (5093);
 - (2) Wholesale trade - non durable goods (51), BUT EXCLUDING livestock (5154), chemicals, and allied products (516).
- (f) Retail trade:**
 - (1) Motorcycle dealers (557);

- (2) Automotive dealers, not elsewhere classified (559);
- (3) Eating and drinking places (58);
- (4) Fuel dealers (598).
- (g) Finance, insurance, and real estate:**
 - (1) Depository institutions (60);
 - (2) Nondepository institutions (61).
- (h) Services:**
 - (1) Laundry, cleaning, and garment services (721);
 - (2) Outdoor advertising services (7312);
 - (3) Mailing, reproduction, commercial art and photography, and stenographic services (733);
 - (4) Disinfecting and pest control services (7342);
 - (5) Building cleaning and maintenance services, not elsewhere classified (7349);
 - (6) Research development and testing laboratories (873);
 - (7) Management and public relations services (8749);
 - (8) Photofinishing laboratories (7384);
 - (9) Testing laboratories (8734);
 - (10) Automotive repair, services, and parking (75);
 - (11) Welding repair (7692);
 - (12) Repair shops and related services, not elsewhere classified (7699);
 - (13) Physical fitness facilities (SIC 7991);
 - (14) Membership sports and recreation clubs (SIC 7997);
 - (15) Vocational school; except vocational high schools, not elsewhere classified (8249);
 - (16) Membership organizations (86);
 - (17) Child day care services (835).
- (i) Public administration:**
 - (1) Fire protection (9224).
- (j) Other uses:**
 - (1) Utilities - truck and equipment storage and parking, and material storage yard;
 - (2) Accessory buildings, structures, and uses normal and incidental to the uses permitted in this district;
 - (3) Recycling depots;
 - (4) Dwelling unit or guest room for a caretaker or watchman on the premises being cared for or guarded;
 - (5) Transit stop shelters;
 - (6) 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. 68-84; Ord No. 146-84; Ord No. 86-85; Ord No. 127-85; Ord No. 65-86; Ord No. 59-87; Ord No. 102-87; Ord No. 17-88; Ord No. 48-89; Ord No. 71-91; Ord No. 116-94; Ord No 86-95; Ord No. 37-96; Ord No. 4-06; Ord No. 5-12)

158.030. Special Uses.

- (a)** The following uses, when restricted, developed and conducted as required in SRC chapter 119, are permitted in the IG district;
 - (1) Scrap and waste materials establishments (5093);
 - (2) Mobile home as a dwelling for a caretaker;
 - (3) Wildlife rehabilitation facility;
 - (4) Mobile food unit;
 - (5) Lumber and other building materials;
 - (6) Retail nurseries, lawn and garden supply stores;
 - (7) Antennas attached to existing or approved structures;

- (8) Freestanding support structures 70 feet or less in height whose base is greater than 300 feet from an R or CO zone and equipment enclosures;
 - (9) Recreational vehicle sales (5561);
 - (10) One single family dwelling, other than a manufactured home, per lot;
 - (11) Ambulance Station;
 - (12) Ambulance Service Facility.
- (b) In lieu of establishing any use listed in subsection (a) of this section as a special use under SRC chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC chapter 117 or 118. See SRC 119.010. (Ord No. 57-83; Ord No. 48-94; Ord No. 116-94; Ord No. 78-96; Ord No. 82-96; Ord No. 17-2004; Ord No. 38-06; 43-06)

158.035. Administrative Conditional Uses.

- (a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in IG district:
- (1) Freestanding support structures between 36 and 70 feet in height, the base of which is within 300 feet of an R or CO district. (Ord No. 82-96)

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

- (a) Those uses listed in SRC 158.030, at the developer's option, as provided in subsection (b) of that section.
- (b) **Agriculture, forestry, and fishing:**
 - (1) Livestock, except dairy, poultry, and animal specialties (021);
- (c) **Transportation, communication, electric, gas, and sanitary services:**
 - (1) Air transportation, Nonscheduled (452).
 - (2) Freestanding support structures greater than 70 feet in height whose base is within 300 feet of a R or CO zone and equipment enclosures.
- (d) **Mining:**
 - (1) Crude petroleum and natural gas extraction (131);
 - (2) Surface mining operations as a specific conditional use under SRC chapter 118.
- (e) **Manufacturing:**
 - (1) Meat products (201);
 - (2) Animal and marine fats and oils (2077);
 - (3) Logging camps and logging contractors (241);
 - (4) Hardwood veneer and plywood (2435);
 - (5) Softwood veneer and plywood (2436);
 - (6) Structural wood members, not elsewhere classified (2439);
 - (7) Sawmills and planing mills (242);
 - (8) Paper and allied products (26) where not otherwise permitted under SRC 158.020;
 - (9) Agricultural chemicals (287);
 - (10) Miscellaneous chemical products (289);
 - (11) Petroleum and coal products (29);
 - (12) Cement hydraulic (324);
 - (13) Structural clay products (325);
 - (14) Concrete, gypsum, and plaster products (327), except concrete block and brick (3271);
 - (15) Abrasives, asbestos, and miscellaneous nonmetallic mineral products (329);
 - (16) Iron and steel foundries (332);
 - (17) Primary smelting and refining of nonferrous metals (333);
 - (18) Secondary smelting and refining of nonferrous metals (334);
 - (19) Rolling, drawing, and extruding of nonferrous metals (335);
 - (20) Nonferrous foundries (castings) (336);

- (21) Miscellaneous primary metal products (339);
- (22) Ordinance and accessories, except vehicles and guided missiles (348);
- (23) Storage batteries (3691);
- (24) Primary batteries, dry and wet (3692);
- (f) **Wholesale trade:**
 - (1) Livestock (5154).
 - (2) Chemicals and allied products (516).
- (g) **Services:**
 - (1) Racing, including track operation (7948).
- (h) **Other uses:**
 - (1) Solid waste transfer stations. (Ord No. 68-84; Ord No. 127-85; Ord No. 102-87; Ord No. 116-87; Ord No. 48-89; Ord No. 37-96; Ord No. 82-96)

158.050. Prohibited Uses. Within any IG district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 158.020 to 158.040, unless the use is deemed an equivalent use pursuant to SRC 113.090(d) allowed as a nonconforming use pursuant to SRC Chapter 112. (Ord No. 49-09)

158.060. Industrial Performance Standards. In an IG 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.

DEVELOPMENT STANDARDS

158.070. Height. Within an IG district buildings and structures erected, altered, or enlarged shall not exceed 70 feet in height.

158.080. Lot Area and Dimensions. There are no minimum lot area or dimension requirements in an IG district except for the street frontage requirements of SRC 130.260.

158.090. Yards Adjacent to Streets. Within an IG district:

- (a) Along the full extent of each lot line adjacent to a street there shall be a required yard five feet in depth, unless a greater landscaped strip adjacent to vehicular use areas is prescribed by SRC Chapter 132.230.
- (b) All required yards adjacent to streets shall be landscaped as provided in SRC chapter 132.
- (c) Setbacks for accessory buildings and structures shall be the same as for main buildings. Setback requirements shall not apply to transit stop shelters. (Ord No. 114-86; Ord No. 89-92)

158.100. Interior Side Yards. Within an IG district:

- (a) All required bufferyards and vehicular use areas located in the side yard shall be landscaped and screened as required in SRC Chapter 132.
- (b) Setbacks for accessory buildings and structures other than fences shall be the same as for main buildings. (Ord No. 59-87; Ord No. 89-92)

158.110. Interior Rear Yards. Within an IG district:

All required bufferyards and vehicular use areas located in the rear yard shall be landscaped and screened as required in SRC Chapter 132. (Ord No. 59-87; Ord No. 89-92)

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

Landslide Hazards	SRC Chapter 69
Lot Development Standards	SRC Chapter 130
Accessory Structures	SRC Chapter 131
Landscaping	SRC Chapter 132
Off-street Parking, Loading, and Driveways	SRC Chapter 133
Flood Plain Overlay Zones	SRC Chapter 140
Willamette Greenway Overlay Zones	SRC Chapter 141
Lot Development Standards	SRC Chapter 130
Accessory Structures	SRC Chapter 131
Landscaping	SRC Chapter 132
Off-street Parking, Loading, and Driveways	SRC Chapter 133
Flood Plain Overlay Zones	SRC Chapter 140
Willamette Greenway Overlay Zones	SRC Chapter 141

(Ord No. 59-2000)