

**CHAPTER 159**  
**II - INTENSIVE INDUSTRIAL**

- 159.010. Classification of Uses
- 159.020. Permitted Uses
- 159.030. Special Uses
- 159.035. Administrative Conditional Uses
- 159.040. Conditional Uses
- 159.050. Prohibited Uses
- 159.060. Industrial Performance Standards

**DEVELOPMENT STANDARDS**

- 159.070. Height
- 159.080. Lot Area and Dimensions
- 159.090. Yards Adjacent to Streets
- 159.100. Interior Side Yards
- 159.110. Interior Rear Yards
- 159.900. Reference to Additional Standards

**159.010. Classification of Uses.** Most permitted 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 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 the chapter.

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

**(a) Agriculture, forestry, and fishing:**

- (1) Agricultural production - crops (01);
- (2) Veterinary services (074);
- (3) Timber tracts (081);
- (4) Forest nurseries and gathering of forest products.

**(b) Mining:**

- (1) Oil and gas field services (138).

**(c) Manufacturing:**

- (1) Food and kindred products (20);
- (2) Textile mill products (22);
- (3) Lumber and wood products (24);
- (4) Furniture and fixtures (25);
- (5) Paper and allied products (26);
- (6) Chemicals and allied products (28);
- (7) Petroleum refining and related industries (29);
- (8) Rubber and miscellaneous plastics products (30);
- (9) Leather and leather products (31);
- (10) Stone, clay, glass and concrete products (32);
- (11) Primary metal industries (33);
- (12) Fabricated metal products except machinery and transportation equipment (34); but excluding ordnance and accessories (348);

- (13) Industrial and commercial machinery and computer equipment (35);
  - (14) Electronic and other electrical equipment and components, except computer equipment (36);
  - (15) Transportation equipment (37);
  - (16) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (38);
  - (17) Linoleum, asphalted-felt-base, and other hard surface floor coverings, not elsewhere classified (3996).
- (d) Transportation, communication, electric, gas and sanitary services:**
- (1) Water transportation of passengers (448);
  - (2) Services incidental to Water transportation services (449);
  - (3) Communication (48);
  - (4) Electric services (491);
  - (5) Gas production and distribution (492);
  - (6) Combination electric and gas, and other utility services (493);
  - (7) Sanitary services (495);
  - (8) Steam and air-conditioning supply (496).
- (e) Wholesale trade:**
- (1) Metals and minerals, except petroleum (505);
  - (2) Construction and mining (except petroleum) machinery and equipment (5082);
  - (3) Farm and garden machinery and equipment (5083);
  - (4) Industrial machinery and equipment (5084);
  - (5) Industrial supplies (5085);
  - (6) Scrap and waste materials (5093);
  - (7) Durable goods, not elsewhere classified (5099);
  - (8) Grain and field beans (5153);
  - (9) Livestock (5154);
  - (10) Farm-produce raw materials, not elsewhere classified (5159);
  - (11) Chemicals and allied products (516);
  - (12) Petroleum and petroleum products wholesalers (517);
  - (13) Farm supplies (5191).
- (f) Finance:**
- (1) Depository Institutions (60);
  - (2) Nondepository credit institutions (61).
- (g) Services:**
- (1) Automobile parking (752);
  - (2) Child day care services (835).
- (h) Public administration:**
- (1) Fire protection (9224).
- (i) Other uses:**
- (1) Recycling depots.
  - (2) Transit stop shelters.
  - (3) 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. 146-84; Ord No. 127-85; Ord No. 65-86; Ord No. 59-87; Ord No. 17-88; Ord No. 71-91; Ord No. 116-94)

**159.030. Special Uses.**

- (a)** The following uses, when restricted, developed and conducted as required in SRC chapter 119, are permitted in an II district:
- (1) Antennas attached to an existing and approved structure;

- (2) Freestanding support structures 35 feet or less in height and equipment enclosures;
- (3) Ambulance Station;
- (4) Ambulance Service Facility. (Ord No. 82-96; Ord No. 43-06)

**159.035. Administrative Conditional Uses.**

(a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in II 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)

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

(a) 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.

(b) Crude petroleum and natural gas extraction (131);

(c) Animal and marine fats and oils (2077);

(d) Ordinance and Accessories except vehicles and guided missiles (348);

(e) Eating and drinking places (58);

(f) Dwelling unit for a caretaker or watchman on the premises being cared for or guarded;

(g) Surface mining, including washing, screening, processing, asphalt concrete, and cement concrete making, as a specific conditional use under SRC chapter 118.

(h) Solid waste transfer stations. (Ord No. 65-86; Ord No. 37-96)

**159.050. Prohibited Uses.** Within any II district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 159.020, 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. 53-83; Ord No. 49-09)

**159.060. Industrial Performance Standards.** In an II 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**

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

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

**159.090. Yards Adjacent to Streets.** Within an II 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)

**159.100. Interior Side Yards.** Within an II 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)

**159.110. Interior Rear Yards.** Within an II 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)

**159.900. 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

(Ord No. 59-2000)