

**CHAPTER 157**  
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**157.010. 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.

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

- (a) **Agriculture, forestry, and fishing:**
  - (1) Agricultural production crops (01);
  - (2) Timber tracts (081); and
  - (3) Forest nurseries and gathering of forest products.
- (b) **Construction:**
  - (1) Plumbing, heating (except electric), and air conditioning (171);
  - (2) Painting, paper hanging (172);
  - (3) Electrical work (173);
  - (4) Roofing, siding and sheet metal work (176);
  - (5) Installation and erection of building equipment, not elsewhere classified (1796).
- (c) **Manufacturing:**
  - (1) Beverages (208);
  - (2) Tobacco products (21);
  - (3) Textile mill products (22) BUT EXCLUDING miscellaneous textile goods (229);
  - (4) Apparel and other finished products made from fabrics and similar materials (23);
  - (5) Printing, publishing, and allied industries (27);
  - (6) Leather and leather goods (31) BUT EXCLUDING leather tanning and finishing (311);
  - (7) Glass Products made of purchased glass (323);
  - (8) Metal cans and shipping containers (341);

- (9) Cutlery, hand tools and general hardware (342);
  - (10) Equipment, except electric and warm air; and plumbing fixtures (343);
  - (11) Fabricated structural metal products (344);
  - (12) Machine products and bolts, nuts, screws, rivets, and washers (345);
  - (13) Metal forgings and stampings (346);
  - (14) Miscellaneous fabricated metal products (349);
  - (15) Computer and office equipment (357).
  - (16) Electronic and other electrical equipment and components, except computer equipment (36) BUT EXCLUDING storage batteries (3691) and primary batteries, dry and wet (3692);
  - (17) Motor vehicles and motor vehicle equipment (371);
  - (18) Aircraft and parts (372);
  - (19) Guided missiles, space vehicles, and parts (376);
  - (20) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (38).
  - (21) Signs and advertising specialties (3993).
- (d) Transportation, communications, electric, gas and sanitary services:**
- (1) Railroad transportation (40);
  - (2) Local and suburban passenger (411);
  - (3) Public warehousing (422).
  - (4) Communications (48).
- (e) Wholesale trade:**
- (1) Motor vehicle supplies and new parts (5013);
  - (2) Furniture and home furnishings (502);
  - (3) Professional and commercial equipment and supplies (504);
  - (4) Electrical goods (506);
  - (5) Hardware, and plumbing and heating equipment and supplies (507);
  - (6) Service establishment equipment and supplies (5087);
  - (7) Transportation equipment and supplies, except motor vehicles (5088);
  - (8) Sporting and recreational goods and supplies (5091);
  - (9) Toys and hobby goods supplies (5092);
  - (10) Jewelry, watches, diamonds, and other precious stones (5094);
  - (11) Paper and paper products (511);
  - (12) Drugs, drug proprietaries, and druggists' sundries (512)
  - (13) Apparel, piece goods, and notions (513);
  - (14) Groceries, general line (5141);
  - (15) Packaged Frozen foods (5142);
  - (16) Dairy products, except dried or canned (5143);
  - (17) Confectionery (5145);
  - (18) Beer, wine, and distilled alcoholic beverages (518);
  - (19) Farm supplies (5191);
  - (20) Tobacco and tobacco products (5194);
  - (21) Paints, varnishes, and supplies (5198; and
  - (22) Nondurable goods, not elsewhere classified (5199) BUT EXCLUDING baling of wood shavings for mulch, cordwood, animal and vegetable greases, nursery stock, animal and vegetable oils (except cooking), rennet, crude rubber, and every other use which may be classifiable under this SIC industry number but is not specifically listed in the description or descriptive list for industry 5199.
- (f) Retail trade:**
- (1) Eating and drinking places (581);
  - (2) Tobacco stores and stands (5993); and

- (3) News dealers and newsstands (5994).
- (g) **Finance, insurance, and real estate:**
  - (1) Depository Institutions (60);
  - (2) Nondepository credit Institutions (61);
  - (3) Insurance carriers (63).
- (h) **Services:**
  - (1) Hotels and motels (701) BUT EXCLUDING casino hotels;
  - (2) Power laundries, family and commercial (7211);
  - (3) Dry cleaning plants, except rug cleaning (7216);
  - (4) Carpet and upholstery cleaning (7217);
  - (5) Industrial launderers (7218);
  - (6) Laundry and garment services, not elsewhere classified (7219);
  - (7) Disinfecting and pest control services (7342);
  - (8) Building Cleaning and maintenance services not elsewhere classified (7349);
  - (9) Photo finishing laboratories (7384);
  - (10) Automobile parking when developed as prescribed in SRC chapter 133 (752);
  - (11) Repair shops and related services, not elsewhere classified (7699);
  - (12) Physical fitness facilities (7991)
  - (13) Membership sports and recreation clubs (7997);
  - (14) Vocational schools; except vocational high schools, not elsewhere classified (8249);
  - (15) Child day care services (835);
  - (16) Engineering, Accounting, Research, Management, and Related Services (87); and
  - (17) Services, not elsewhere classified (899).
- (i) **Public administration:**
  - (1) Fire protection (9224).
- (j) **Other uses:**
  - (1) Dwelling for a caretaker or watchman on the premises being cared for or guarded;
  - (2) Recycling depots;
  - (3) Utilities - primary equipment and storage yard;
  - (4) Transit stop shelters.
  - (5) 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. 53-83; Ord No. 146-84; Ord No. 160-84; Ord No. 127-85; Ord No. 65-86; Ord No. 102-87; Ord No. 71-91; Ord No. 25-93; Ord No. 18-94; Ord No. 85-94; Ord No. 116-94)

**157.030. Special Uses.**

(a) The following uses, when restricted, developed, and conducted as required in SRC chapter 119, are permitted in the IP district:

- (1) Gasoline service stations (554);
- (2) Mobile home as a dwelling for a caretaker;
- (3) Antennas attached to existing or approved structures;
- (4) Freestanding support structures 35 feet or less in height and equipment enclosures;
- (5) One single family dwelling, other than a manufactured home, per lot;
- (6) Ambulance Station;
- (7) 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. 127-85; Ord No. 82-96; Ord No. 38-06; Ord No. 43-06)

**157.035. Administrative Conditional Uses.**

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

- (1) Freestanding support structures between 36 and 70 feet in height and equipment enclosures. (Ord No. 82-96)

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

(a) **Transportation, communication, electric, gas, and sanitary services:**

- (1) Air transportation, Nonscheduled (452); and
- (2) Freestanding support structure greater than 70 feet in height and equipment enclosures.

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

(c) Carpentering and flooring (175).

(d) **Manufacturing:**

- (1) Food and kindred products (20) BUT EXCLUDING beverages (208);
- (2) Miscellaneous textile goods (229);
- (3) Lumber and wood products, except furniture (24);
- (4) Furniture and fixtures (25);
- (5) Paper and allied products (26);
- (6) Chemicals and allied products (28);
- (7) Rubber and miscellaneous plastics products (30) BUT EXCLUDING tires and inner tubes (301) and reclaimed rubber (303);
- (8) Leather tanning and finishing (311);
- (9) Flat glass (321);
- (10) Glass and glassware, pressed or blown (322);
- (11) Pottery and related products (326);
- (12) Cut stone and stone products (328);
- (13) Abrasive, asbestos and miscellaneous nonmetallic mineral products (329);
- (14) Coating, engraving, and allied services (347);
- (15) Ordnance and accessories, except vehicles and guided missiles (348);
- (16) Industrial and commercial machinery and computer equipment (35) BUT EXCLUDING industries permitted under SRC 157.020;
- (17) Storage batteries (3691);
- (18) Primary batteries, dry and wet (3692);
- (19) Transportation equipment (37) BUT EXCLUDING industries permitted under SRC 157.020; and
- (20) Miscellaneous manufacturing industries (39) BUT EXCLUDING signs and advertising displays (3993).

(e) **Public utilities:**

- (1) Electric services (491);
- (2) Gas production and distribution (492); and
- (3) Water supply (494).

(f) **Wholesale trade:**

- (1) Durable goods, not elsewhere classified (5099);
- (2) Chemicals and allied products (516);
- (3) Petroleum and petroleum products (517); and

(g) **Animal specialty services, excluding veterinary (0752).**

(h) **Other uses:**

- (1) Solid waste transfer stations.

(i) Those uses listed in SRC 157.030, at the developer's option, as provided in subsection (b) of

that section. (Ord No. 57-83; Ord No. 127-85; Ord No. 59-87; Ord No. 102-87; Ord No. 71-91; Ord No. 37-96; Ord No. 82-96; Ord No. 37-06)

**157.050. Prohibited Uses.** Within any IP district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 157.020 to 157.040, 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. 49-09)

**157.060. Industrial Performance Standards.** In an IP 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**

**157.070. Height.** Within an IP district buildings and structures erected, altered, or enlarged shall not exceed 45 feet in height.

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

**157.090. Yards Adjacent to Streets.** Within an IP district:

- (a) Along the full extent of each lot line adjacent to a street there shall be a required yard 20 feet in depth.
- (b) Setbacks for accessory buildings and structures except fences shall be the same as for main buildings. Setback requirements shall not apply to transit stop shelters. (Ord No. 114-86)

**157.100. Interior Side Yards.** Within an IP district:

- (a) Except as provided in subsection (b) of this section, along every interior side lot line there shall be a required side yard the depth of which shall be the following unless a greater bufferyard depth is required in SRC Chapter 132.220:
  - (1) Ten feet for a building or structure not more than 25 feet in height; and
  - (2) For buildings or structures exceeding 25 feet in height shall setback 10 feet plus one foot for each one foot of height above 25 feet to a maximum of 20 feet but need not exceed 20 feet in depth.
- (b) No rear yard is required adjacent to a railroad siding or spur.
- (c) Setbacks for accessory buildings and structures shall be the same as for the main building. (Ord No. 53-83; Ord No. 65-86; Ord No. 48-89; Ord No. 89-92)

**157.110. Interior Rear Yards.** Within an IP district:

- (a) Except as provided in subsection (b) of this section, along the full extent of every rear lot line there shall be a required rear yard of ten feet in depth plus one foot of depth for each foot of building height over ten feet, unless a greater bufferyard depth is required in SRC Chapter 132.220.
- (b) No rear yard is required adjacent to a railroad siding or spur track.
- (c) Setbacks for accessory buildings and structures shall be the same as for main buildings. (Ord No. 53-83; Ord No. 89-92)

**157.120. 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) Open storage over six feet in height above the elevation of the storage area shall be screened by landscaping.

**157.130. Landscaping.** All required yards shall be landscaped as provided in SRC chapter 132.

**157.900. 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)