

CHAPTER 155

IC-INDUSTRIAL COMMERCIAL

- 155.010. Classification of Uses
- 155.020. Permitted Uses
- 155.030. Special Uses
- 155.035. Administrative Conditional Uses
- 155.040. Conditional Uses
- 155.050. Prohibited Uses
- 155.055. Industrial Performance Standards

DEVELOPMENT STANDARDS

- 155.060. Height
- 155.070. Lot Area and Dimensions
- 155.080. Yards Adjacent to Streets
- 155.090. Interior Side Yards
- 155.100. Interior Rear Yards
- 155.120. through 155.890. Reserved for Expansion
- 155.900. Reference to Additional Standards

155.010. 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.

155.020. PERMITTED USES. The following uses, when developed under the general development standards in this zoning code applicable to the IC district and to all such uses, generally, are permitted in the IC district:

- (a) **Agriculture and forestry:**
 - (1) Agricultural production - crops (01);
 - (2) Veterinary services (074);
 - (3) Farm labor and management services (076);
 - (4) Landscape and horticultural services (078);
 - (5) Timber tracts (081); and
 - (6) Forest nurseries and gathering of forest products.
 - (7) Forestry services (085).
- (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, vegetables and food specialities (203);
 - (3) Grain mill products (204);
 - (4) Bakery products (205);
 - (5) Candy and other confectionery products (2064 and 2068);
 - (6) Chocolate and cocoa products (2066);
 - (7) Chewing gum (2067);
 - (8) Beverages (208);
 - (9) Miscellaneous food preparations and kindred products (209);
 - (10) Tobacco manufacturers (21);
 - (11) Textile mill products (22);
 - (12) Apparel and other finished products made from fabrics and similar materials (23);
 - (13) Wood kitchen cabinets (2434);
 - (14) Paperboard containers and boxes (265);
 - (15) Printing, publishing, and allied industries (27);
 - (16) Leather and leather products (31) BUT EXCLUDING leather tanning and finishing (311);
 - (17) Metal cans and shipping containers (341);
 - (18) Cutlery, hand tools and general hardware (342);
 - (19) Heating equipment, except electric and warm air; and plumbing fixtures (343);

- (20) Metal forgings and stampings (346);
- (21) Computer and office equipment (357);
- (22) Electronic and other electrical equipment and components, except computer equipment (36) BUT EXCLUDING storage batteries (3691) and primary batteries, dry and wet (3692);
- (23) Motor vehicles and motor vehicle equipment (371);
- (24) Aircraft and parts (372);
- (25) Measuring, analyzing, and controlling instruments; medical and optical goods; watches and clocks (38) BUT EXCLUDING photographic equipment and supplies (386);
- (26) Signs and advertising specialities (3993).
- (d) **Transportation, communication, 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) U.S. Postal Service (43);
 - (5) Water transportation of passengers (448);
 - (6) Services incidental to water transportation (449);
 - (7) Transportation services (47); and
 - (8) Communication (48).
- (e) **Wholesale trade:**
 - (1) Wholesale trade-durable goods (50) BUT EXCLUDING scrap and waste materials (5093), and durable goods, not elsewhere classified (5099);
 - (2) Wholesale trade-nondurable goods (51) BUT EXCLUDING livestock (5154), and chemicals and allied products (516).
- (f) **Retail trade:**
 - (1) Building materials, hardware, garden supply, and mobile home dealers (52);
 - (2) General merchandise stores (53);
 - (3) Food stores (54) BUT EXCLUDING meat markets and freezer provisioners (542);
 - (4) Automotive dealers and gasoline service stations (55);
 - (5) Apparel and accessories stores (56);
 - (6) Furniture, home furnishings, and equipment stores (57);
 - (7) Eating and drinking places (58)
 - (8) Miscellaneous retail (59) including, in addition to uses specifically listed in SIC group 599, electrical and lighting shops, office machines and equipment stores, and tractor and farm equipment shop.
- (g) **Finance, insurance, and real estate:**
 - (1) Depository Institutions (60);
 - (2) Nondepository Credit Institutions (61);
 - (3) Security and commodity brokers, dealers, exchanges and services (62);
 - (4) Insurance carriers (63);
 - (5) Insurance agents, brokers, and service (64);

- (6) Real estate (65);
- (7) Holding, and other investment offices (67).
- (h) **Services:**
 - (1) Hotels and motels (701) BUT EXCLUDING casino hotels;
 - (2) Bed and breakfast establishments;
 - (3) Camps and recreational vehicle parks (703);
 - (4) Personal services (72);
 - (5) Business services (73);
 - (6) Automotive repair services, and parking (75);
 - (7) Miscellaneous repair services (76);
 - (8) Motion pictures (78);
 - (9) Amusement and recreation services (79) BUT EXCLUDING casinos, racing, including track operation (7948) and entertainment establishments, except as permitted as a special use in SRC 155.030(a)(2);
 - (10) Health services (80) BUT EXCLUDING hospitals (806);
 - (11) Legal services (81);
 - (12) Educational services (82);
 - (13) Social services (83) BUT EXCLUDING residential care (836);
 - (14) Membership organizations (86);
 - (15) Engineering, Accounting, Research, Management, and Related Services (87); and
 - (16) Services, not elsewhere classified (899).
- (i) **Public administration:**
 - (1) Executive offices (911);
 - (2) General government, not elsewhere classified (919);
 - (3) Fire protection (9224);
 - (4) Finance, taxation, and monetary policy (93);
 - (5) Administration of human resources programs (94);
 - (6) Administration of environmental quality and housing programs (95);
 - (7) Administration of economic programs (96);
 - (8) National security and international affairs (97).
- (j) **Other uses:**
 - (1) Accessory buildings and uses normal and incidental to the uses permitted in this district; and
 - (2) Dwelling unit or guest room for a caretaker or watchman on the premises being cared for or guarded.
 - (3) Recycling depots.
 - (4) Transit stop shelters.
 - (5) On-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 6-84; Ord No. 146-84; Ord No. 127-85; Ord No. 82-86; Ord No. 102-87; Ord No. 71-91; Ord No. 25-93; Ord No. 116-94; Ord No. 37-96)

155.030. SPECIAL USES. (a) The following uses, when restricted, developed and conducted as required in SRC Chapter 119, are permitted in an IC district:

- (1) Mobile home as a dwelling for a caretaker;

- (2) Entertainment establishments;
- (3) Keeping of a miniature swine;
- (4) Wildlife rehabilitation facility;
- (5) Mobile food unit;
- (6) Antennas attached to existing structures;
- (7) Freestanding support structures 35 feet or less in height and equipment enclosures;
- (8) One single family dwelling, other than a manufactured home, per lot;
- (9) Ambulance Station;
- (10) 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. 82-86; Ord No. 92-86; Ord No. 78-89; Ord No. 67-93; Ord No. 48-94; Ord No. 116-94; Ord No. 82-96; Ord No. 38-06; Ord No. 43-06)

155.035 ADMINISTRATIVE CONDITIONAL USES. (a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in IC district:

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

155.040. CONDITIONAL USES. The following uses, with conditional use approval as provided in SRC Chapter 117 or 118, as applicable, are permitted in the IC district:

- (a) **Agriculture:**
 - (1) Animal specialty services (0752).
- (b) **Mining:**
 - (1) Crude petroleum and gas extraction (131).
- (c) **Manufacturing:**
 - (1) Millwork (2431);
 - (2) Structural wood members, not elsewhere classified (2439);
 - (3) Wooden containers (244);
 - (4) Miscellaneous wood products (249);
 - (5) Furniture and fixtures (25);
 - (6) Chemicals and allied products (28) BUT EXCLUDING miscellaneous chemical products (289);
 - (7) Rubber and plastics footwear (302);
 - (8) Fabricated rubber products, not elsewhere classified (306);
 - (9) Miscellaneous plastics products (307);
 - (10) Leather tanning and finishing (311);
 - (11) Fabricated structural metal products (344);
 - (12) Screw machine products and bolts, nuts, screws, rivets, and washers (345);
 - (13) Coating, engraving, and allied services (347);
 - (14) Miscellaneous fabricated metal products (349);
 - (15) Metalworking machinery and equipment (354);

- (16) Woodworking machinery (3553);
- (17) Refrigeration and service industry machinery (358);
- (18) Ship and boat building and repairing (373);
- (19) Jewelry, silverware, and patch ware (391);
- (20) Costume jewelry, costume novelties, buttons, and miscellaneous notions, except precious metals (396).

(d) **Transportation, communication, electric, gas, and sanitary services:** Air transportation, Nonscheduled (452).

(1) Freestanding support structures greater than 70 feet in height and equipment enclosures.

(e) **Utilities:**

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

(f) **Wholesale trade:**

(1) Durable goods, not elsewhere classified (5099).

(g) **Services:**

(1) Residential care (836).

(h) **Residential:**

(1) Single family dwellings, other than mobile homes;

(2) Manufactured Homes on individual lots subject to the non-variable standards of SRC 119.710;

(3) Unlimited number of dwelling units and guest rooms in apartment houses, court apartments, lodging houses, duplexes, and condominiums;

(4) Homeless shelters and room and board facilities serving between 6 and 75 persons; and

(i) **Other uses:**

(1) Solid waste transfer stations.

(2) Off-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants.

(j) Those uses listed in SRC 155.030, at the developer's option, as provided in subsection (b) of that section. (Ord No. 57-83; Ord No. 102-87; Ord No. 13-90; Ord No. 116-94; Ord No. 37-96; Ord No. 82-96; Ord No. 99-96)

155.050. PROHIBITED USES. Within any IC district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 155.020 to 155.040, except as provided in SRC 113.090(c).

155.055. INDUSTRIAL PERFORMANCE STANDARDS. In an IC 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 regulations, local ordinance, and state and federal law. (Ord No. 53-83)

DEVELOPMENT STANDARDS

155.060. HEIGHT. Within an IC district buildings and structures erected, altered, or enlarged shall not exceed 70 feet in height.

155.070. LOT AREA AND DIMENSIONS. There are no minimum lot area or dimension requirements in an IC district, except for the street frontage requirements of SRC 130.260.

155.080. YARDS ADJACENT TO STREETS. Within an IC 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 area is prescribed by SRC Chapter 132.

(b) All required yards adjacent to streets shall be landscaped as provided in SRC Chapter 132.

(c) 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. 65-86; Ord No. 114-86; Ord No. 18-94)

155.090. INTERIOR SIDE YARDS. Within an IC 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 except fences shall be the same as for main buildings. (Ord No. 59-87; Ord No. 89-92)

155.100. INTERIOR REAR YARDS. Within an IC district:

(a) All required bufferyards and vehicular use areas located in the rear yard shall be landscaped and screened as required in SRC Chapter 132.

(b) Setbacks for accessory buildings and structures shall be the same as for main buildings. (Ord No. 59-87; Ord No. 89-92)

155.110. [Repealed by Ord 18-94]

155.120. through 155.890. Reserved for Expansion.

155.900. 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)