

Chapter 17.72

HI HEAVY INDUSTRIAL

Sections:

- 17.72.010 Purpose.
- 17.72.030 Permitted uses.
- 17.72.040 Conditional uses.
- 17.72.050 Dimensional requirements.

17.72.010 Purpose. The purpose of the heavy industrial zone is to provide appropriate locations for intensive manufacturing activities including fabrication, processing or assembling of semifinished or finished products from raw materials, outdoor storage areas, and the storage of heavy equipment. (Ord. 634 §1 Exh. A (part), 1995)

17.72.030 Permitted uses. In the heavy industrial zone, activities are subject to site development review, Chapter 17.120. Only the following uses and their accessory uses are permitted outright:

- A. Agricultural sales and services;
- B. Animal sales and service including auctions, kennels and veterinary;
- C. Automobile and equipment cleaning, sales, service and repair;
- D. Caretaker dwelling;
- E. Construction sales and services;
- F. Fuel sales;
- G. Laundry services;
- H. Manufacturing of products:
 - 1. Processing of raw materials for use in components or finished products,
 - 2. Processing of raw materials for use in any construction or building trades,
 - 3. Manufacturing of components for use in finished products;
- I. Parking facilities;
- J. Packaging and processing;
- K. Public support facilities;
- L. Public safety services;
- M. Recycling or transfer stations;
- N. Research services;
- O. Wrecking and junk yards and scrap operations provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property;
- P. Utilities, major or minor impact;
- Q. Wholesale, storage and distribution;
- R. Wireless communications facilities, not to include antenna support structures and their associated facilities, subject to the provisions of Chapter 17.93. (Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.72.040 Conditional uses. The following uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 17.130, other relevant sections of this title and any conditions imposed by the planning commission:

- A. Explosive storage in accordance with ORS 480;
- B. Eating and drinking establishments;
- C. Retail commercial facilities on sites greater than one hundred thousand square feet;
- D. Wireless communication facilities, subject to the provisions of Chapter 17.93. (Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.72.050 Dimensional requirements. A. The minimum lot width shall be fifty feet.

B. Unless otherwise specified, the minimum setback requirements are as follows:

- 1. The front yard setback shall be a minimum of thirty-five feet;
- 2. On corner lots and through lots the minimum setback for the side facing the street shall be twenty feet;
- 3. No side or rear yard setback shall be required except fifty feet shall be required where abutting a residential zoning district.

C. No building shall exceed fifty feet in height. Within one hundred feet of a residential zone, no building shall exceed thirty-five feet in height.

D. All uses require a ten-foot landscaped perimeter setback meeting the standards for both buffering and screening as defined in Chapter 17.100.

E. Additional requirements shall include any applicable section of this title. (Ord. 634 §1 Exh. A (part), 1995)