

City of Unity

Section 5A.010 Purpose.

Exhibit A

The Industrial (I) Zone is intended to provide areas where manufacturing, processing, warehousing and other industrial uses can effectively operate while at the same time, regulations protect the health, safety and welfare of the public, address environmental concerns and implement the Comprehensive Plan.

Section 5A.020 Classification of activities:

1. Land use activities are classified into categories on the basis of common functional, product or compatibility characteristics. These characteristics include the type of activity, customer, goods or services, and site factors. These categories further provide a systematic basis for assignment of activities to zones based on the goals and policies of the Comprehensive Plan.
2. Only activities which can be assigned to the categories set forth in Section 5A.030 herein may be conducted in the Industrial Zone. Activities or firms not clearly belonging to a category and not prohibited in the Industrial Zone shall be conditional uses.
3. A firm containing more than one separate activity shall be assigned to a category based on the firm's primary business activity, however each activity, whether primary or not, shall require approval from council for that activity if listed in Section 5A.040.

Section 5A.025 Allowed Uses:

Activities which are classified in the categories set forth in Section 5A.030 are allowed as outright uses in the Industrial Zone, unless the particular activity or use is listed in 5A.040 as a conditional use. In that event, the activity is allowed only if approval is first obtained. Those uses which are prohibited in the Industrial Zone are set forth in Section 5A.050 within.

Section 5A.030 Categories of Allowed Uses:

In the Industrial Zone, the following categories of uses are permitted as either outright or conditional uses:

1. Industrial Product Sales:

- A. Characteristics: Firms are involved in the sale, rent or lease of products intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on-site sales or order taking and may include display areas. Products may be delivered to the customer.

- B. Accessory Activities: Accessory activities may include offices, product repair, warehouses, minor fabrication services, and repackaging of goods.
- C. Examples: Industrial product sales activities may include: sale of machinery, equipment, trucks, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, office furniture, and store fixtures. Industrial product sales also include industrial equipment and vehicle rentals.
- D. Exceptions: Firms that primarily engage in retail sales to the general public are classified as retail product sales and service, and are a prohibited use in the Industrial Zone.

2. Industrial Service:

- A. Characteristics: Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractor's building maintenance services and similar activities perform services off-site. Few customers, especially the general public, come to the site.
- B. Accessory Activities: Accessory activities may include offices, retail drop-off centers, rail spurs or lead lines.
- C. Examples: Industrial service activities may include welding shops; machine shops; tool and appliance repair; electric motor repair; enameling and plating; truck and large equipment repair, storage and salvage; auto salvage; truck service station; garbage and sanitary service (not disposal); headquarters for building, heating, plumbing or electrical contractor; printing, publishing and blueprinting; exterminators; recycling operation; janitorial and building maintenance services; medical, research and testing laboratories; laundry, dry cleaning, and carpet cleaning plant; and photo-finishing laboratories.

3. Manufacturing & Production:

- A. Characteristics: Firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Raw, or secondary or partially completed materials may be used. Products may be finished or semi-finished, and are generally made for the

wholesale market, or transferred to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so are subordinate part of sales. Relatively few customers come to the manufacturing site.

- B. **Accessory Activities:** Accessory activities may include: offices, cafeterias, employee recreational facilities, warehouses, storage yards, rail, spur or lead lines, repair facilities, truck fleets, retail outlets, caretaker's quarters, and quarters for artists in connection with studio space.
- C. **Examples:** Manufacturing and production activities may include: processing of food related products; use or production of textiles or apparel; wood products mills; wood working including cabinet makers; production of chemical, rubber, leather, clay or glass materials or products; production or fabrication of metals or metal products; manufacturing or assembly of machinery, equipment, vehicles, appliances, precision items, and other electrical items; production of art work and sign-making.

4. Warehouse and Distribution:

- A. **Characteristics:** Firms are involved in the movement, storage and/or sales of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. The category includes wholesale sales which are not open to the general public and where on-site sales are low.
- B. **Accessory Activities:** Accessory activities may include: offices, truck fleet parking and maintenance areas, rail spur or lead lines, repackaging of goods, and show rooms or display areas, but generally not for direct sale. Temporary 'warehouse sales' to the general public are an accessory activity if held three days or less in a calendar month. Use may include a watchman's or caretaker's quarters which may be a manufactured home.
- C. **Examples:** Warehouse and distribution firms may include: warehouses used by retail stores such as furniture and appliance stores; food and hardware distributors; household moving and general freight storage; distribution of industrial items such as steel products or machinery parts; building materials, plumbing and electrical distributors; sub-terminal; parcel services; heating oil distributors; mail order houses; and public mini-ware houses.

5. Agricultural Activities:

- A. **Characteristics:** Activities which raise, produce or keep plants or animals, but do not process agricultural products.
- B. **Accessory Activities:** Accessory activities include dwellings for proprietors and employees of the activity.
- C. **Examples:** Examples include: farming; truck gardening; forestry; plant nursery; breeding or raising of fish, fowl or animal; dairy; and dog kennels or other animal boarding places.

Section 5A.040. Conditional Uses:

Certain uses, enumerated below, which would otherwise be outright uses because of classification in one of the categories of Section 5A.030, have nonetheless been found to require special consideration because of their nature or potential impact on the community. Therefore, they shall be allowed only if application has been obtained and approved in accordance with Article 9 of this ordinance.

1. Above-ground storage of flammable or combustible liquids, except in those areas where such storage is already allowed as an outright use.
2. Animal slaughtering, stockyards, holding pens, dairies, chicken or hog farms, or livestock sales yards.
3. Any use which requires an Oregon State Department of Environmental Quality Permit or registration due either to the use of PCB in a concentration of greater than five (5) parts per million or the use of hazardous materials.
4. Automotive vehicle dismantling.
5. Bulk storage of corrosive acids or alkalis.
6. Concrete or asphalt plant, rock crushing, and mineral extraction.
7. Incineration of waste or toxic chemicals, except that solid waste incidental to an operation may be incinerated under state standards.
8. Leather tanning.
9. Manufacture of industrial inorganic or organic chemicals, including alkalis and chlorines, industrial and medical gasses, fertilizers, agricultural chemicals, pesticides, paints, preservatives, and solvents.

10. Manufacture of plastics, synthetic rosins, nonvulcanizable elastomers, synthetic rubber, manmade fibers, adhesives.
11. Manufacture of primary ferrous and nonferrous metals, foundries, secondary smelting, junkyards and secondary metal salvage and processing out of salvage yards.
12. Manufacture of tires and tubes.
13. Manufacturing or processing activities conducted in the open which are impractical, because of size, to be carried on in an enclosed building.
14. Metal stamping or forging.
15. Wrecking yard.

Section 5A.050 Prohibited Uses:

In the Industrial Zone, the following uses are expressly prohibited:

1. Any activity involving the incineration of electrical transformers or any part thereof.
2. Any use having the primary function of storing, utilizing or manufacturing explosives as that term is defined by the Uniform Fire Code.
3. Any principal use involving the rendering of fats, or the fermenting of food such as sauerkraut or vinegar.
4. Asbestos products manufacture.
5. Churches, temples, and other places of worship.
6. Commercial and residential uses not otherwise specifically authorized in this Article.
7. Dwellings, manufactured home and recreation vehicle parks, except watchman's quarters as provided herein.
8. Hospitals, rest homes, and other resident or nonresident human health-care facilities.
9. Mortuaries.
10. Motels and hotels.
11. Schools, colleges, except technical schools.

Section 5A.060 Limitations on Use.

Each structure or use permitted as outright or conditionally in the I Zone shall meet the following standards in its operation:

1. Enclosure: All manufacturing or processing activities shall be completely enclosed in buildings, except as approved by council.
2. Outdoor Storage: Junk, as defined by ORS 377.605 (5), salvage, auto wrecking and similar operations shall be fenced, screened or limited in height so as to block substantially any view of such material from any point located on an abutting street or from any point less than eight feet above grade within any abutting residential or commercial zone. However, this section shall not be deemed to require more than an opaque fence or screen not more than ten feet in height and not longer than the full perimeter of the subject development site, and further provided such screening may be reduced in height so as to avoid shading a solar collector on adjoining property when so requested by the adjoining property owner or a government official. No outdoor storage of materials which could be blown into the air or strewn about by wind shall be permitted.
3. - Loading: Truck loading and unloading operations shall take place entirely within the site and shall not be so located as to interfere with pedestrian routes.
4. Fire Hazard: No operation shall be established which fails to meet Federal and State fire codes.
5. Sewage and Liquid Waste: All operations shall comply with City ordinances and any applicable regulations of State or Federal agencies responsible for pollution control. No wastes of a chemical, organic or radioactive nature shall be injected or buried in the ground or stored in the open on the surface except in containers approved by the appropriate regulatory agency.
6. The operations must be free of excessive odor, noise, smoke, dust, glare, heat, or other adverse effect. For purposes of this section, such effect must be both substantial and unreasonable.

Section 5A.070 Lot Size.

In an I Zone, minimum lot size shall be 10,000 square feet.

Section 5A.080 Yards.

In the I Zone, the yard requirements shall be as follows:

1. In the I Zone, there are no rear or side yard requirements except when abutting a residential zone, in which case the yard shall be a minimum of 25 feet.
2. Front yards shall be a minimum of 10 feet.

Section 5A.090 Lot Coverage.

In the I Zone, there is no maximum lot coverage providing minimum setback, loading and parking requirements are met.

Section 5A.100 Off-Street Parking and Loading.

In the I Zone, off-street parking and loading shall be provided in accordance with the provisions of Article 7.

Section 5A.110 Building Height.

In an I Zone, no structure within 100 ft. of a residential zone shall exceed a height of 38 ft.