

## Chapter 17.24

### LI — LIGHT INDUSTRIAL DISTRICT

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#### **17.24.010 Purpose.**

The purpose of a LI district is to implement the Comprehensive Plan and to provide for sufficient amounts of land for types of manufacturing or other industries which, because of their character, can be permitted in relative proximity to residential and commercial districts.

**Statutory Reference:** ORS Ch. 197, Ch. 227  
**History:** Ord. 1131 §2 (part), 1990.

#### **17.24.020 Uses allowed outright.**

In an LI zoning district, the following uses and their accessory uses are allowed outright. Outside or open storage shall be an allowed accessory use.

- (1) Automobile service station.
- (2) Community service facility such as a fire station, library, community center, park, utility facility.
- (3) Contractors or building material storage yard.
- (4) Dwelling for caretaker or night watchman on the property.
- (5) Freight depot or terminal.
- (6) Heavy equipment outlet.
- (7) Ice or cold storage plant.
- (8) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries and food and beverage products except sauerkraut, vinegar or pickles.

(9) Manufacture, compounding, processing, packaging or treatment of articles or merchandise from such previously prepared materials as bone, cellophane, canvas, cloth, cork, feathers, leather, paper, plastics, precious or semiprecious metals or stones, shells, textiles, tobacco, wood, yarns and paint not employing a boiling process.

(10) Manufacture of pottery and small ceramic products from previously pulverized clay, stone, marble or granite monuments, and the manufacture of products from previously prepared glass.

(11) Manufacture of scientific and precision instruments, medical and dental equipment, musical equipment.

(12) Truck service, sales, storage and repair.

(13) Uses permitted outright in C-3 district.

(14) Welding, sheet metal or machine shop, including electroplating.

(15) Wholesale distribution outlet, including warehousing and storage.

(16) Recreational vehicles and boat storage.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1271 §1,1998; Ord. 1323 §1 (part), 2002.

#### **17.24.030 Residential accessory uses.**

Accessory uses allowed in a residential zoning district shall be allowed in connection with single-family, two-family and multi-family dwellings in this zoning district. Such accessory uses shall comply with the standards applicable to accessory uses allowed in the MR zoning district.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

#### **17.24.040 Conditional uses allowed.**

In an LI zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

(1) Planned unit development (PUD).

(2) Dwellings, subject to GMC Subsections 17.14.050(1) through (5).

(3) Recreation vehicle park, subject to GMC Section 17.62.100 (recreation vehicle park).

(4) Indoor mini-storage.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2(part), 1990; Ord. 1198§1(E), 1994;Ord.1258 §1,1998; Ord.1289 §1 (part), 2000; Ord.1291 §1 (part), 2000; Ord. 1323 §1 (part), 2002.

**17.24.045 Screening.**

The following screening standards shall apply:

(1) Off-street parking and loading areas and business activities, such as service, repair, processing, storage and merchandise display, that are conducted outside of a wholly enclosed building, shall be screened from abutting properties where such properties are in a residential zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a residential zoning district.

(2) Business activities, such as service, repair, processing, storage and merchandise display, that are conducted outside of a wholly enclosed building, shall be screened from abutting properties where such properties are in a C-1 or C-2 zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a C-1 or C-2 zoning district.

(3) Storage, with the exception of merchandise display, outside of a wholly enclosed building shall be screened from abutting improved public street rights-of-way. Off-street parking and loading areas for customer vehicles, employee vehicles and vehicles for sale are not required to be screened from improved public street rights-of-way. However, off-street parking and loading areas for other types of vehicle storage (e.g. towed vehicles, recreational vehicles being stored as a service) shall be screened from abutting improved public street rights-of-way.

(4) Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge.

(5) Required screening shall be reviewed pursuant to GMC Chapter 17.80 (design review). When design review is not required, screening shall be reviewed by the City Administrator or designee.

(6) Required screening shall be a minimum of six feet (6') high. With the exception of equipment and vehicles, stored merchandise and materials shall not exceed the height of required screening. Stored equipment and vehicles may exceed the height of the required screening provided such equipment and vehicles are not stacked on top of one another.

(7) Required screening shall be sited so that it does not conflict with GMC Chapter 17.54 (clear vision). In locations where perimeter landscaping adjacent to a street is required as a condition of land use approval,

required screening shall be located behind such landscaping.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1271 §2, 1998; Ord. 1323 §1 (Part), 2002.

17.24.050 **History:** Ord. 1131 §2 (part), 1990; Repealed by Ord. 1323 §1 (part), 2002.

**17.24.060 Dimensional standards.**

Except as provided in GMC Chapter 17.38 (planned unit development), Chapter 17.72 (variances) and Chapter 17.76 (exceptions), the following dimensional standards shall apply in an LI zoning district:

(1) **Building Height.** The maximum building height shall be thirty-five feet (35'). This restriction may be varied as follows:

(a) Maximum building height may be increased by one (1) story if the building is provided with an approved automatic sprinkler system throughout as provided in Section 506 of the Oregon Structural Specialty Code or its successor;

(b) Vertical projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles and similar objects not used for human occupancy are exempt from the maximum building height standard;

(c) Maximum building height may be increased if the city fire department reports that it possesses sufficient fire-fighting capability to provide emergency response to a structure of the height proposed.

(2) **Side Setbacks.** There shall be no minimum side setback requirement except when a side lot line abuts a residential zoning district, in which case the minimum side setback shall be twenty feet (20').

(3) **Rear Setbacks.** There shall be no minimum rear setback requirement except when a rear lot line abuts a residential zoning district, in which case the minimum rear setback shall be twenty feet (20').

(4) **Front and Street Side Setbacks.** There shall be no minimum front or street side setback requirements.

(5) **Architectural Features.** Architectural features such as cornices, eaves, gutters, chimneys and flues may project a maximum of two feet (2') into a required setback area.

(6) **Off-Street Parking.** The boundary of any area developed or intended for off-street parking shall be located a minimum of five feet (5') from all property lines.

(7) **Equipment Setbacks.** There shall be no

minimum setback requirements for central air conditioners, heat pumps and similar equipment except when a lot line abuts a residential zoning district, in which case the minimum setback requirement from the lot line abutting the residential zoning district shall be ten feet (10').

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1140 §4,1991; Ord. 1323 §1 (part), 2002.

[Ed. **Note:** The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

**17.24.070 Exceptions in case of large scale development.**

The standards and requirements of the regulations of this section may be modified by the Planning Commission in the case of a plan and program for a planned unit development, or large industrial area development providing the modifications are not detrimental to the public health, safety and welfare and providing the Planning Commission determine there is provision for adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the developed tract and its relation to adjacent areas and for such covenants and other legal provisions as will assure conformity to and achievement of the plan.

**Statutory Reference:** ORS Ch. 197, Ch. 227

**History:** Ord. 1131 §2 (part), 1990.