

CHAPTER 16.11
GENERAL INDUSTRIAL - IG ZONE

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* Terms defined in Chapter 16.49 MCC

16.11.000 PURPOSE. The purpose of the IG (general industrial) zone is to provide areas suitable for warehousing, secondary processing and packaging and fabricating of finished goods and equipment with related outdoor storage and incidental sales. The general industrial zone is appropriate in those areas designated industrial in the applicable urban area comprehensive plan where the location has access to an arterial street or highway and where permitted uses will not create significant adverse impacts on local and collector streets and residential zones.

16.11.010 USES.

A. The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the IG zone:

1. Dwelling unit* or lodging room* for a caretaker or watchman on the premises being cared for or guarded.
2. Agricultural services. SIC 07.
3. Construction contractor's offices and related outdoor storage. SIC 15, 16, 17.
4. Food and kindred products. SIC 20 except meat products (SIC 201).
5. Tobacco products. SIC 21.
6. Textile products and apparel. SIC 22, 23.
7. Millwork. SIC 2431.
8. Wood kitchen cabinets. SIC 2434.
9. Structural wood members, not elsewhere classified. SIC 2439.
10. Wood containers. SIC 244.
11. Wood buildings and mobile homes. SIC 245.
12. Wood products, not elsewhere classified. SIC 2499.
13. Furniture and fixtures. SIC 25.
14. Paper and allied products. SIC 26 except pulp, paper and paperboard mills (SIC 261, 262, 263, 266).
15. Signs subject to Chapter 16.31 MCC.
16. Printing, publishing and allied industries. SIC 27.
17. Chemicals and allied products. SIC 28 except agricultural chemicals (SIC 287) and miscellaneous chemical products (SIC 289).

18. Rubber and miscellaneous plastics products. SIC 30.
19. Leather and leather products. SIC 31 except leather tanning and finishing (SIC 311).
20. Stone, clay, glass products except cement. SIC 324; structural clay products (SIC 325), concrete, gypsum and plaster products (SIC 327), and abrasive, asbestos and miscellaneous non-metallic mineral products (SIC 329).
- 21) Fabricated metal products. SIC 34 except ordnance and accessories (SIC 348).
- 22) Machinery and equipment manufacturers. SIC 35.
- 23) Electrical and electronic machinery, equipment and supplies except storage batteries. SIC 3691 and primary batteries (SIC 3692).
24. Transportation equipment. SIC 37.
25. Instruments; photographic, medical and optical goods. SIC 38.
26. Miscellaneous manufacturing industries. SIC 39.
27. Transportation, communications, electric, gas and sanitary services. SIC 40, 41, 42, 43, 44, 45, 46, 47, 48, 49.
28. Wholesale trade. SIC 50 and 51 except scrap and waste materials establishments (SIC 5093) and livestock (SIC 5154).
29. Eating and drinking places. SIC 58 except mobile food vendors located within the Woodburn urban growth boundary and the Salem/Keizer urban growth boundary.
30. Fuel and ice dealers. SIC 598.
31. Laundry, cleaning and garment services. SIC 721.
32. Outdoor advertising services. SIC 7312.
33. Mailing, reproduction, commercial art and photography, graphic services. SIC 733.
34. Disinfecting and exterminating services. SIC 7342.
35. Cleaning and maintenance services to dwellings and other buildings, not elsewhere classified. SIC 7349.
36. Research and development laboratories. SIC 7391.
37. Management, consulting and public relations services. SIC 7392.
38. Photofinishing laboratories. SIC 7395.
39. Commercial testing laboratories. SIC 7397.
40. Automotive repair, services, and garages. SIC 75.
41. Welding repair. SIC 7692.
42. Repair shops and related services not elsewhere classified. SIC 7699.
43. Biomass facility* subject to the special requirements in MCC 16.26.760.
44. Crematories.
45. Vocational school except vocational high schools, not elsewhere classified. SIC 8249.
46. Fire protection. SIC 9224.
47. Auctions.
48. Public utilities* - truck and equipment storage and parking, and material storage yard.
49. Recycling depots*.
50. Uses permitted in Chapter 16.25 MCC.
51. The following use subject to the special standards in Chapter 16.26 MCC:

- a. Mobile food vendors* (see MCC 16.26.570).

16.11.02 CONDITIONAL USES.

- A. The following uses may be permitted subject to obtaining a conditional use permit:

- A. Scrap and waste materials* (see MCC 16.26.540).
- B. Wrecking yards*.
- C. Solid waste disposal site subject to Chapter 16.32 MCC.
- D. Surface mining subject to Chapter 16.32 MCC.
- E. Solid waste transfer station*.
- F. Lumber and wood products. SIC 24.

16.11.030 PROHIBITED USES. Within an IG zone no building, structure, vehicle or land shall be used, erected, structurally altered, or enlarged for any use not permitted under MCC 16.11.010 to 16.11.020.

16.11.100 DEVELOPMENT STANDARDS. The standards and regulations in this chapter and the additional standards and regulations referenced in Chapters 16.24 and 16.26 through 16.34 MCC apply to all lots, structures and uses unless indicated otherwise. No structure or use shall be approved until all requirements in this chapter have been satisfied.

The provisions of this chapter are complementary and supplementary to other provisions of this title. In the event of a conflict between a provision of this chapter and a more restrictive provision of this title applicable to a particular lot, structure or use, the more restrictive provision shall apply.

16.11.110 HEIGHT. Within an IG zone buildings and structures erected, altered, or enlarged shall not exceed 70 feet in height provided; any portion of a non-residential structure within 30 feet of a side or rear lot line that abuts on a lot in a residential zone shall not project above a plane 12 feet high at the abutting lot line and increasing one foot for each foot of distance from the lot line.

16.11.120 LOT AREA AND DIMENSIONS. Within an IG zone there are no minimum lot area or dimension requirements.

16.11.130 FRONT YARDS AND YARDS ABUTTING STREETS. Within an IG zone:

- A. Along the full extent of each lot line abutting a street or roadway, there shall be a required yard five feet in depth.
- B. Yards for accessory buildings and structures except fences shall be the same as for primary buildings.

16.11.140 INTERIOR SIDE AND REAR YARDS. Within an IG zone the following interior side and rear yards shall be provided:

- A. Contiguous to a side lot line abutting a lot in any residential zone a five foot side or rear yard will be required. This yard shall be contained by a sight-obscuring fence, wall or hedge.
- B. Except as provided in subsection (A) of this section, no side or rear yard is required, but any space between a building and another structure, other than a fence, shall be not less than three feet in depth, exclusive of any alley areas.
- D. No side or rear yard is required abutting a railroad siding or spur track.
- E. Setbacks for accessory buildings and structures except fences shall be the same as for primary buildings.

16.11.200 LANDSCAPING. Within an IG zone:

- A. Landscaping shall be provided in any yard adjacent to a residential zone and in any required front or side yard.
- B. A landscaped area at least three feet wide shall be provided between any parking or loading spaces or driveway, and a lot in a residential zone or a street.
- C. All required landscape areas shall be landscaped as provided in Chapter 16.29 MCC.

16.11.240 SPECIAL REQUIREMENTS WITHIN 100 FEET OF RESIDENTIALLY DESIGNATED ZONES. Any non-residential development proposed within 100 feet of a residentially designated zone in the applicable city comprehensive plan, UD or UT zone shall meet the following requirements:

- A. Outdoor storage facilities shall be screened from view of the public road and from adjacent residential property.
- B. Exterior lighting shall be designed to illuminate the site and be directed away from public streets and residential properties.
- C. Roof equipment shall be screened from view of nearby residential property.
- D. Special setback and height standards in MCC 16.11.110 and 16.11.140(A).

16.11.300 INFORMATIONAL REFERENCE TO ADDITIONAL STANDARDS. Additional use and development standards may be found in the following chapters:

Floodplain Overlay Zone	Chapter 16.19 MCC
Greenway Overlay Zone	Chapter 16.20 MCC
Airport Overlay Zone	Chapter 16.21 MCC
Geologically Hazardous Overlay Zone	Chapter 16.24 MCC
Planned Developments	Chapter 16.26 MCC
Mobile Home Parks	Chapter 16.26 MCC
General Development Standards and Regulations	Chapter 16.27 MCC
Development Standards for Secondary, Accessory and Temporary Structures	Chapter 16.28 MCC
Landscaping	Chapter 16.29 MCC
Off-Street Parking and Loading	Chapter 16.30 MCC
Subdivision and Partition Requirements	Chapter 16.33 MCC