

604 RURAL INDUSTRIAL DISTRICT (RI)

604.01 PURPOSE

Section 604 is adopted to implement the policies of the Comprehensive Plan for Rural Industrial areas.

604.02 APPLICABILITY

Section 604 applies to land in the Rural Industrial (RI) District.

604.03 USES PERMITTED

Uses permitted in the RI District are listed in Table 604-1, *Permitted Uses in the RI District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorization of Similar Uses*.

A. As used in Table 604-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 604-1.

B. Permitted uses are subject to the applicable provisions of Subsection 604.04, *Dimensional Standards*, Subsection 604.05, *Development Standards*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

Table 604-1: Permitted Uses in the RI District

Use	RI
Accessory Uses permitted in the RA-2 District, provided that such uses are accessory to a single-family dwelling that is a nonconforming use	A
Animal Slaughtering and Rendering, Distillation of Bones, and Leather Tanning	C
Auto Wrecking Yard and Junkyards, subject to Section 817	C
Bus Shelters, subject to Section 823	A
Cogeneration Facilities	A
Composting Facilities, subject to Section 834	C
<p>Construction and Maintenance Contractors</p> <p>This category includes contractors engaged in construction and maintenance of buildings and their component parts (e.g., roofing, siding, windows), fencing, decking, building systems (e.g., plumbing, electrical, mechanical), landscaping, and infrastructure (e.g., roads, utilities). Also included are excavation contractors, building movers, pest control services, and janitorial services.</p>	P
Dwellings	A
Electric Vehicle Charging Stations	A
Employee Amenities, such as clinics, daycare facilities, lounges, cafeterias, and recreational facilities	A
Farmers' Markets, subject to Section 840	P
Government and Special District Uses	C ¹
Heliports	C
Hosting of weddings, family reunions, class reunions, company picnics, and similar events	C
Incineration and Reduction of Offal, Dead Animals, and Solid Waste	C
<p>Indoor Recreational Facilities</p> <p>This category includes indoor facilities for such sports as dance, gymnastics, martial arts, soccer, basketball, and skating. These facilities may be used for instruction, practice, and competitions. Health and fitness clubs are excluded from this category.</p>	P
Lawfully Established Industrial Uses that existed on December 20, 2001, and are not otherwise listed in Table 604-1	P
Level One Mobile Vending Units, subject to Section 837	A
Light Metal and Fiberglass Fabrication	P

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Use	RI
<p>Manufacturing</p> <p>This category includes establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products, including the assembly of component parts. Examples of manufacturing include alternative energy development, biosciences, food and beverage processing, software and electronics production, and fabrication of products made from materials such as metal, glass, rubber, plastic, resin, wood, and paper.</p>	P ²
<p>Manufacturing, transportation, distribution, warehousing, and wholesale trade of the following: explosive materials and devices, fertilizer, natural gas, pesticides, petroleum, and petroleum products</p>	C
<p>Marijuana Processing</p>	P ³
<p>Marijuana Production</p>	P ³
<p>Marijuana Retailing</p>	X
<p>Marijuana Wholesaling</p>	P ³
<p>Offices</p>	A
<p>Ornamental and Horticultural Nurseries</p>	P
<p>Parking, Storage, Repair, and Servicing of Fleet Vehicles</p>	A
<p>Pedestrian Amenities</p>	A
<p>Private commercial, noncommercial, or nonprofit recreational areas, uses, and facilities, including country clubs, lodges, fraternal organizations, swimming pools, gymnastics facilities, golf courses, equine facilities, boat moorages, parks, and concessions</p>	C
<p>Public Utility Facilities without shops, garages, or general administrative offices.</p>	C
<p>Radio and Television Transmission and Receiving Towers and Earth Stations, provided that the base of such towers shall not be closer to the property line than a distance equal to the height of the tower</p>	C
<p>Rainwater Collection Systems</p>	A
<p>Recyclable Drop-off Sites, subject to Section 819</p>	A
<p>Recycling Centers and Transfer Stations, subject to Section 819</p>	C
<p>Repair and Refinishing of Furniture and Household Goods</p>	P
<p>Repair of Motor Vehicles</p>	P
<p>Retail Sales of Lumber and Building Materials</p>	P

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Use	RI
Retail Sales of products that are manufactured on the subject property, distributed from the subject property, warehoused on the subject property, or sold on a wholesale basis from the subject property	A
Sales, Rental, Storage, Repair, and Servicing of equipment and materials associated with farm and forest uses, road maintenance, mineral extraction, and construction	P
Satellite Dishes	A
Sheet Metal and Machine Shops	P
Signs, subject to Section 1010	A ⁴
Small Power Production Facilities, provided that if it is a hydroelectric facility, it shall be subject to Section 829	P
Solar Energy Systems	A
Surface Mining, subject to Section 818	C
Telephone Exchanges	C
Temporary Buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work.	A
Temporary Storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on-site prior to on-site reuse or removal by the generator or licensed or franchised collector to a user or broker	A
Upholstery Shops	P
Utility Carrier Cabinets, subject to Section 830	P
Veterinary Hospital	P
<p>Warehousing and Distribution</p> <p>This category includes establishments primarily engaged in operating warehousing and distribution facilities for general merchandise, refrigerated goods, and other products and materials that have been manufactured and generally are being stored in anticipation of delivery to the final customer. A range of logistical services may be provided, including labeling, packaging, price marking and ticketing, and transportation arrangement. This category includes the transportation and distribution of cargo using motor vehicles or rail spurs and may include loading docks and parking of cargo transport vehicles. Mini-storage facilities are not included in this category.</p>	P ²

Use	RI
<p>Wholesale Trade</p> <p>This category includes establishments engaged in selling and distributing goods and services to retailers; to industrial, commercial, or professional business users; or to other wholesalers, generally without transformation. Wholesalers sell goods and services to other businesses, not the general public.</p>	<p>P²</p>
<p>Wireless Telecommunication Facilities, subject to Section 835</p>	<p>P</p>

Notes to Table 604-1:

- ¹ A government or special district use is a conditional use only if the proposed use does not also fall within one of the categories identified as a primary or accessory use.
- ² Manufacturing, transportation, distribution, warehousing, and wholesale trade of certain products are conditional uses, when specifically listed as such in Table 604-1.
- ³ Marijuana production, marijuana processing, and marijuana wholesaling shall be located entirely within one or more completely enclosed buildings. A maximum of 20,000 square feet of building floor space may be used for all activities associated with marijuana production, marijuana processing, and marijuana wholesaling on a lot of record.
- ⁴ Temporary signs regulated under Subsection 1010.13(A) are a primary use.

604.04 DIMENSIONAL STANDARDS

The following dimensional standards apply in the RI District.

- A. Minimum Front Yard Depth: The minimum front yard depth is 30 feet.
- B. Minimum Rear Yard Depth: The minimum rear yard depth is 30 feet if the rear yard abuts a residential zoning district and 10 feet if the rear yard abuts a commercial zoning district. In either case, an additional five feet of yard depth is required for each additional 10-foot height increment, or portion thereof, for structures over 35 feet in height.
- C. Minimum Side Yard Depth: The minimum side yard depth is 30 feet if the side yard abuts a residential zoning district and 10 feet if the side yard abuts a commercial zoning district. In either case, an additional five feet of yard depth is required for each additional 10-foot height increment, or portion thereof, for structures over 35 feet in height.
- D. Nonconforming Dwellings: Notwithstanding Subsections 604.04(B) and (C), the minimum rear and side yard depth standards applicable in the RA-2 District apply to dwellings that are nonconforming uses, as well as to uses that are accessory to such dwellings.

- E. Minimum Lot Size: There is no minimum lot size standard, except within the Portland Metropolitan Urban Growth Boundary, where the minimum lot size is 20 acres. The 20-acre minimum lot size is applicable to a subdivision or partition, but not to a property line adjustment.
- F. Maximum Building Floor Space:
1. For an industrial use within an unincorporated community, the maximum building floor space per use shall be 40,000 square feet, except that no limit shall apply to:
 - a. Uses authorized under Statewide Planning Goals 3 and 4;
 - b. Expansion of a use that existed on December 5, 1994;
 - c. Uses that require proximity to a rural resource, as defined in Oregon Administrative Rules 660-004-0022(3)(a);
 - d. New uses that will not exceed the capacity of water and sewer service available to the site on December 5, 1994, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage; and
 - e. Uses sited on abandoned or diminished mill sites.
 2. For an industrial use outside an unincorporated community, the maximum building floor space per use shall be 39,500 square feet, except:
 - a. No limit shall apply to the primary processing of raw material produced in rural areas or to uses sited on abandoned or diminished mill sites.
 - b. A lawfully established use that existed on December 20, 2001 may expand to occupy a maximum of 40,000 square feet of building floor space or 25 percent more building floor space than was occupied by the use on December 20, 2001, whichever is greater.
- G. Modifications: The minimum yard depth standards are subject to modification under Section 903, *Setback Exceptions*, and may be modified pursuant to Section 1205, *Variances*.

604.05 DEVELOPMENT STANDARD

Redevelopment of a manufactured dwelling park with a different use is subject to Subsection 825.03.

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