

Article 22

INDUSTRIAL (M-1)

SECTION 22.010, PURPOSE: The purpose of this zone is to provide areas for industrial activities which may require large land areas and to preserve those areas from being developed with such uses as residential that would inhibit or eliminate the future potential for industrial development.

SECTION 22.015, PERMITTED USES: The following uses, substantially similar uses, and their accessory uses are permitted in the Industrial Zone subject to Administrative Review.

01. Retail, wholesale, or service business establishment.
02. Lumber yards and retail - including mill works.
03. Machine shops.
04. Bottling works.
05. Equipment storage yards.
06. Hauling, freighting, and trucking yards or terminals.
07. Wholesale businesses, storage buildings, or warehouses.
08. Manufacturing, compounding, assembling, or treating products.
09. Concrete or ready-mix plants.
10. Resource uses of the Exclusive Farm Use and Timber Grazing Zones.
11. Home-based occupation where a new dwelling is not proposed in conjunction therewith.
12. Hospitals, healthcare, and medical facilities.
13. Correctional, emergency services, and law enforcement facilities.
14. Other industrial uses as long as the impacts on surrounding properties and uses are no greater than that of the above permitted uses.
15. Subject to the provisions of Article 3, Ministerial Review, an existing single family dwelling may be altered, restored, or replaced providing:
 - A. The dwelling to be replaced meets all of the following criteria:

1. It was lawfully created; and
2. Has intact exterior walls and roof structure; and
3. Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system; and
4. Has interior wiring for interior lights; and
5. Has a heating system; and
6. Will be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling; and
7. The application satisfies the pertinent criteria of Article 36, Salmon Habitat Restoration.

SECTION 22.020, BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY: In the Industrial Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of Article 9, Conditional Use Permit.

01. A single-family residence necessary for the caretakers, watchperson, or the owner of the industry existing on the parcel. The residence shall be a temporary structure *like a* manufactured dwelling or an apartment in conjunction with the business as a temporary use for the term of the business. Retention of the temporary dwelling shall be examined by the review authority after the original need has ceased, or the property is sold and the review authority may require the residence, including the foundation and other related structures, to be removed or converted to a permitted use at the owners expense.
02. Automobile wrecking yard.
03. Other industrial uses where the impacts on surrounding properties and uses is greater than that of uses permitted in Section 22.015.

SECTION 22.025, PROPERTY DEVELOPMENT STANDARDS: The following standards are applicable to permitted and conditional developments in the Industrial Zone.

01. **POTENTIAL IMPACTS**

AIR QUALITY - The air quality standards set by the Department of Environmental Quality shall be the guiding standards in this zone.

NOISE - As permitted under all laws and regulations.

STORAGE - Materials shall be enclosed within a structure or concealed behind sight-

Industrial - M-1

BOC Adopted 05/21/03 - CWPP Amended 04/02/2018

Article 22 Page 2 of 4

obscuring screening.

BUFFER - Where the Industrial Zone adjoins a zone other than the Industrial or Recreation Commercial Zone there shall be a buffer area of a depth adequate to provide for a natural visual landscape buffer or such other screening measure as may be prescribed by the review authority.

VIBRATION - No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.

HEAT AND GLARE - Except for exterior lighting, operations producing heat or glare shall be constructed entirely within an enclosed building.

LIGHTING - Exterior lighting shall be directed away from adjacent property.

ELECTRICAL - No electrical interference shall be permitted which is discernible at the property line of the use concerned.

02. **PARCEL SIZE:** In the Industrial Zone the minimum lot size shall be five acres except if either a community water or sewer system is available for use then minimum lot area may be two acres, or if both are available for use the minimum lot area shall be determined by the user provided that in no instance shall the lot be less than 0.5 acre.

03. **SETBACKS:**

PROPERTY LINE - Not less than 25 feet - exception fences, roads, and signs.

STREAMS OR WETLANDS - Not less than 100 feet.

04. **FRONTAGE:** All lots shall have a minimum 60 feet of access frontage.

05. **PARKING:** Off-street parking shall be required in accordance with Article 33, Parking.

06. **MAXIMUM INDUSTRIAL USE FLOOR AREA:** The maximum square footage in a building for a single allowable permitted use shall not exceed 35,000 square feet of floor area.

New buildings for industrial use or uses exceeding 35,000 square feet may be approved as a Conditional Use if found, through the Public Hearing process, to maintain the industrial zone as Rural@ consistent with Goal 14, and if the proposed development or use does not exceed the carrying capacity of the land, the scale of development is appropriate to the size of the parcel and the surrounding area, and there is an adequate plan for infrastructure including, but not limited to, transportation, parking, water, and sewer.

There is no size limitation for uses that are for the primary processing of raw materials produced in rural areas or for commercial or industrial uses related to agriculture.

Industrial - M-1

BOC Adopted 05/21/03 - CWPP Amended 04/02/2018

Article 22 Page 3 of 4

07. **LAWFULLY ESTABLISHED PREEXISTING USES:** A lawfully established use that existed on or before the date of adoption of this amended Article may be expanded to a maximum of 35,000 square feet of floor area per use or an additional 25 percent of the floor area currently occupied by the existing use, whichever is greater.
08. **SALMON HABITAT RESTORATION:** Applications must satisfy any applicable criteria of Article 36, Salmon Habitat Restoration.
09. **SCENIC WATERWAYS, WILDLIFE HABITAT, WETLANDS AND RIPARIAN CORRIDORS:** Applications must satisfy any applicable criteria of Article 28, Goal 5 and 6 Resource Overlay Zone.
10. **FIRE AND FLOOD SAFETY DESIGN STANDARDS:**
In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.