

CHAPTER 72 - URBAN INDUSTRIAL ZONE (UI)

72.005 - Purpose.

The Urban Industrial Zone shall provide areas where manufacturing or other industrial activities can occur inside urban growth boundaries within Benton County.

[Ord. 26; Ord. 90-0069; Ord. 2007-0222]

72.010 - Application.

The Urban Industrial Zone shall apply to areas designated Industrial on the adopted Comprehensive Plan Map located inside urban growth boundaries.

[Ord. 26; Ord. 90-0069; Ord. 2007-0222]

72.105 - Permitted Uses.

The following uses are allowed in the Urban Industrial Zone:

- (1) Research facility, testing laboratory and facility for the manufacturing, processing and/or assembling of products, provided a permit is not required from the Oregon Department of Environmental Quality.
- (2) Vehicle and manufactured dwelling sales and/or repair.
- (3) Transportation terminals and warehouses.
- (4) Vocational school.
- (5) Aggregate processing, and concrete and asphalt batch plants.

- (6) Outside storage of materials, except junkyards as defined in BCC 51.020.
- (7) One (1) dwelling required for the employer or employee for management or safeguarding of the industrial use.
- (8) Farm use and forest use.
- (9) Accessory use or structure.
- (10) Commercial growing, processing, or wholesaling of marijuana pursuant to a license issued by the State of Oregon. Processing that requires a permit from the Oregon Department of Environmental Quality shall be reviewed as a conditional use pursuant to BCC 72.205(1).

[Ord. 26; Ord. 90-0069; Ord. 2001-0172; Ord. 2007-0222; Ord. 2015-0271]

72.205 - Conditional Uses.

- (1) A research facility, correctional and law enforcement facilities, junkyard, or testing laboratory or facility for the manufacturing, fabrication, processing or assembly of products which requires a permit from the Oregon Department of Environmental Quality may be allowed in the Industrial Zone by conditional use permit approved by the Planning Official. The decision to approve a conditional use permit shall be based on findings that the public health and safety will not be substantially affected by the proposed use when considering smoke, dust, odor, gas, fumes, glare, vibration, noise water pollution, radiation hazard or other noxious impacts.
- (2) Mining of aggregate or mineral resources may be allowed in the Industrial Zone by conditional use permit approved by the Planning Commission, pursuant to BCC 53.215 through 53.235. In addition to the

conditional use criteria of BCC 53.215, approval requires the Planning Commission make the following findings:

- (a) Mining will not significantly diminish the ability of the land to be used for other industrial uses in the future; and
- (b) The mined land will be reclaimed to a topographic character and stability comparable to, or more conducive to general, non-mining industrial uses than, the characteristics existing prior to mining.
- (3) Radio or communication tower and accessory facilities.

[Ord. 26; Ord. 90-0069; Ord. 99-0146; Ord. 2001-0172; Ord. 2007-0222]

72.305 - Minimum Parcel or Lot Size.

- (1) The minimum parcel or lot size for any parcel or lot zoned "I-20" on the Official Zoning Map shall be 20 acres.
- (2) Where no suffix number follows the "I" designation on the Official Zoning Map, the minimum parcel or lot size in the Industrial Zone shall be determined by the type of public facilities available. The minimum parcel or lot size shall be:
 - (a) Two (2) acres when both an individual water supply system and a sewage disposal system are used.
 - (b) One (1) acre when either a community water supply system or a community sewage disposal system is used.
 - (c) Fifteen thousand (15,000) square feet when both a community sewage disposal system and community water system are used.

[Ord. 26; Ord. 90-0069; Ord. 96-0118]

72.405 - Site Development Plan.

When a building addition, new construction, or placement of a structure is proposed in the Urban Industrial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 72.410 and other provisions of this code.

[Ord. 90-0069; Ord. 2007-0222]

72.410 - Siting Standards.

All structures located in the Urban Industrial Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

- (1) Either every site shall be adequately served by water, sewage disposal, sidewalks and improved roads, or final approval of the site development plan shall be contingent on assurances for the provision of the necessary facilities.
- (2) The setback to a road right-of-way shall be at least 60 feet. Twenty-five (25) feet adjacent to the road right-of-way shall be utilized primarily for landscaping, fences, walls and driveways.
- (3) A side or rear setback shall be at least 10 feet, except when adjacent to a residential zone, in which case 25 feet of landscaped buffer, including a visual screen of no less than 5 feet in height, shall be provided.
- (4)

No setback is required for a structure of 120 square feet or less. Except when adjacent to a residential zone, a side or rear setback for an accessory structure may be reduced to 3 feet if the structure:

- (a) Is detached from other buildings by 5 feet or more;
 - (b) Does not exceed a height of 20 feet; and
 - (c) Does not exceed an area of 500 square feet.
- (5) Architectural features shall not project more than 2 feet into a required setback.
- (6) A structure which is not a water dependent use shall be placed at least 50 feet from the ordinary high water line of any river or major stream. In the case of a creek and minor stream, a structure which is not a water dependent use shall be placed at least 25 feet from the ordinary high water line.
- (7) Any structure within the Corvallis Urban Growth Boundary shall be at least 25 feet from the edge of riparian habitat, evidenced by existing non-aquatic vegetation which is generally dependent upon a seasonally high table, or at least 40 feet from the edge of the drainageway, whichever is greater.
- (8) A landscape plan shall be submitted for the first 25 feet of all setbacks adjacent to a road in compliance with the following minimum standards:
 - (a) Seventy-five percent (75%) of the area shall contain live landscape materials (grass, trees, or shrubs);
 - (b) A vision clearance area shall be maintained at the intersection of 2 rights-of-way or a right-of-way and a driveway. The vision clearance area shall extend 30 feet from the intersection of the right-of-way lines or a right-of-way line and a driveway. No

structure, vegetation or embankment shall be permitted in a vision clearance area in excess of 2 feet in height above the center of the road or driveway; and

- (c) Off-street parking areas and setbacks adjacent to non-industrial zoned areas shall be adequately landscaped and screened.
- (9) A structure shall not exceed 60 feet in height. Structures such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, agricultural buildings, and other similar objects not used for human occupancy are not subject to the building height limitations of this code.
- (10) Off-street parking and loading comply with BCC 91.605 to 91.665.
- (11) Access shall be designed to cause minimum interference with traffic movements on abutting streets. Where necessary, additional rights-of-way shall be dedicated to maintain adequate traffic circulation. Setbacks shall be reviewed when requiring a dedication of an additional right-of-way.
- (12) The arrangement of buildings, parking areas, signs and other facilities shall be designed and oriented to minimize noise and glare effects on adjacent properties.
- (13) Artificial lighting, including illuminated signs and lights for parking areas, shall be arranged and constructed to avoid direct glare or unreasonable interference with the use and enjoyment of adjacent properties.

[Ord. 26; Ord. 90-0069; Ord. 92-0092; Ord. 2007-0222; Ord. 2015-0271]