

## **2.113 INDUSTRIAL BUSINESS PARK (IBP)**

### **2.113.01 Purpose and Uses**

- A. Purpose. The IBP zone is intended to provide for high quality light industrial and office parks with related commercial uses. It sets high design standards focusing on visual aesthetics, while providing a framework for the marketplace to work within creating vibrant, economically viable commerce centers. (5/98)
- B. Classification of Uses: Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC), Manual, Numbers in parenthesis following a use designation indicate that the use is listed and described under the number in the SIC. Where particular activities otherwise included under a SIC category are excluded from the permitted, a special, or conditional uses, those particular activities are listed, preceded by the words, "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter. The IBP zone may be utilized in conjunction with overlay zones, such as the AC (Activity Center) overlay zone used within the Keizer Station Plan, which may include use and development standards which are more restrictive than those found in this chapter. (02/03)

### **2.113.02 Permitted Uses.**

The following uses, when developed under the general development standards in this zoning code applicable to the IBP district and to all such uses, generally, are permitted in the IBP district: (5/98)

- A. **Agriculture forestry and fishing;** (5/98)
  - 1. Agricultural production-crops (01). (5/98)
- B. **Manufacturing;** (5/98)
  - 1. Grain mill products (204). (5/98)
  - 2. Bakery products (205). (5/98)
  - 3. Beverages (208). (5/98)
  - 4. Miscellaneous food preparations and kindred products (209). (5/98)
  - 5. The manufacture of meat products (201) but excluding both meat packing plant and any on site abattoirs and slaughtering (2011), rendering of fats (2077), processing of hides and maintenance of live animals or fowl. (5/98)

6. Textile mill products (22). (5/98)
7. Apparel and other finished products made from fabrics and similar products (23). (5/98)
8. Wood kitchen cabinets (2434). (5/98)
9. Nailed and lock corner wood boxes and shook (2441). (5/98)
10. Wood products, not elsewhere classified (2499). (5/98)
11. Furniture and fixtures (25). (5/98)
12. Paperboard containers and boxes (265). (5/98)
13. Printing, publishing, and allied industries (27). (5/98)
14. Drugs (283). (5/98)
15. Soaps detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations (284). (5/98)
16. Miscellaneous plastic products (308). (5/98)
17. Leather and leather products (31) BUT EXCLUDING leather tanning and finishing (311). (5/98)
18. Glass products, made of purchased glass (323). (5/98)
19. Pottery and related products (326). (5/98)
20. Metal cans and shipping containers (341). (5/98)
21. Cutlery, hand tools, and general hardware (342). (5/98)
22. Heating equipment, except electric and warm air, and plumbing fixtures (343). (5/98)
23. Fabricated structural metal products (344). (5/98)
24. Screw machine products, and bolts, nuts, screws, rivets, and washers (345). (5/98)
25. Metal forgings and stampings (346). (5/98)
26. Metalworking machinery and equipment (354). (5/98)

27. Special industry machinery, except metalworking machinery (355). (5/98)
  28. Pumps and pumping equipment (3561). (5/98)
  29. Office, computing, and accounting machines (357). (5/98)
  30. Electrical and electronic machinery, equipment, and supplies (36). (5/98)
  31. Transportation Equipment (37). (5/98)
  32. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (38). (5/98)
  33. Miscellaneous manufacturing industries (39). (5/98)
- C. **Transportation, communications, electric, gas, and sanitary services;**
1. Motor freight transportation and warehousing (42). (5/98)
  2. Communication (48). (5/98)
  3. Public Utility Structures and Buildings (49). (5/98)
- D. **Wholesale trade-nondurable goods** (51) BUT EXCLUDING poultry and poultry products (5144), livestock (5154), farm-product raw materials, not elsewhere classified (5159), chemicals and allied products (5169), tobacco and tobacco products (5194), and nondurable goods, not elsewhere classified (5199). (5/98)
- E. **Wholesale trade-durable goods** (50) BUT EXCLUDING automobiles and other motor vehicles (501), lumber and other construction materials (503), coal and other minerals and ores (5052), construction and mining machinery and equipment (5082) and scrap and waste materials (5093). (5/98)
- F. The uses (b) through (e), excluding c) iii) shall:
1. Be within an enclosed building; and
  2. Permit retail sales of products manufactured on the site. (5/98)
- G. **Services** (5/98)
1. Computer and data processing services (737). (5/98)
  2. Research and development laboratories (873). (5/98)
  3. Management, consulting, and public relations services (874). (5/98)

4. Noncommercial educational, scientific, and research organizations (8733). (5/98)
- H. **Public administration;** (5/98)
1. Public order and safety (922) except correctional institutions (9223). (01/07)
- I. **Office Uses;** (5/98)
1. Any use allowed in Section 2.108, Commercial Office excluding those residential uses listed in 2.108.02.A, B, C, PP, and RR. (5/98)
- J. **Retail trade;** (5/98)
1. Eating and drinking places (58). (5/98)
- K. **Finance, Insurance, and Real Estate;** (5/98)
1. Commercial and Stock Savings Banks (602). (5/98)
  2. Mutual Savings Bank (603). (5/98)
  3. Savings and Loan Associations (603). (5/98)
  4. Personal Credit Institutions (606). (5/98)
- L. **Services** (7/06)
1. Hotels, motels, and tourist courts (7011). (5/98)
  2. **Day care facility** for 17 or more children consistent with state regulations. (8351). (4/16)
  3. Membership sports and recreation clubs (7997). (5/98)
  4. Amusement and recreation (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996). (2/03)
  5. Motion pictures (78), BUT EXCLUDING drive-in motion picture theaters (7833). (7/06)
  6. Public and private sports facilities including but not limited to stadiums, arenas, ice rinks, parks, and aquatic facilities. (2/03)
  7. Miscellaneous services. (5/98)

**M. Transit facilities.** (05/09)

**N. Flexible Space Uses**

1. The following uses, when restricted, developed, and conducted as required in subsections 2 and 3 below, are permitted in the IBP district
  - a. Food Stores (54). (5/98)
  - b. Apparel and Accessory Stores (56). (5/98)
  - c. Furniture, Home Furnishings and Equipment Stores (57). (5/98)
  - d. Miscellaneous Retail (59); BUT EXCLUDING used merchandise stores (5932). (5/98)
  - e. Business Services (73). (5/98)
  - f. Miscellaneous Repair Services (76). (5/98)
2. In the Keizer Station Plan where Flexible Space uses are to be developed within the IBP district, the following development limits apply; (02/03)
  - a. No single building shall be more than 25,000 square feet in area, with no more than 10,000 square feet to be utilized for any individual use listed in subsection 1(a) through (d). (7/04)
  - b. The aggregate floor area for uses devoted to food stores (54), apparel and accessory stores (56), furniture, home furnishings, and equipment stores (57), and miscellaneous retail (59) shall not exceed two percent of the total land area in the IBP district. "IBP district" is defined as IBP zoned property within the Keizer Station, including any internal public streets. In no case shall each contiguously zoned IBP district within the Keizer Station exceed 32,400 square feet of Flexible Use Space as set forth in sub-sections 1.a through d. (7/04)
  - c. The area developed in all flexible space uses shall in the aggregate not exceed 30 percent of the gross area of the IBP district. (5/98)
  - d. Any outdoor storage area shall:
    - i. Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;

- ii. Be enclosed with a sight-obscuring fence or wall;
    - iii. Have at least one side coterminous with the building that it serves;
    - iv. Have no opening within fifty feet and visible from any property boundary; and
    - v. Meet the other applicable requirements of this ordinance. (5/98)
  - e. Loading doors shall have no opening within seventy five feet and visible from any street or property boundary. (5/98)
  - f. Buildings fronting a street and within fifty feet of an abutting property shall have glass frontage not less than thirty-five percent of the area of the street front wall. (5/98)
  - g. All buildings shall be capable of development as flexible industrial space. (5/98)
3. For land that is outside of the Keizer Station where no master plan is established and where Flexible Space uses are to be developed the following development limits apply; (01/07)
- a. Properties to be developed with Flexible Space uses shall have frontage along an arterial street. (01/07)
  - b. Any outdoor storage area shall: (01/07)
    - i. Be enclosed with a sight-obscuring fence or wall; (01/07)
    - ii. Have at least one side coterminous with the building that it serves; (01/07)
    - iii. Have no opening for loading that is within fifty feet of a property boundary unless it is screened in accordance with provisions as specified in Section 2.113.05; and (01/07)
    - iv. Meet the other applicable requirements of this ordinance. (01/07)
  - c. Buildings fronting a street shall have not less than thirty-five percent of the area of the street front wall with windows, displays or doorway openings. (01/07)

**O. Wireless Telecommunications Facilities (Section 2.427). (5/98)**

- P. **Medical Marijuana Facilities** (Section 2.433). (10/14)
- Q. **Marijuana Grow Site** (Section 2.433). (10/14)
- R. **Marijuana Retailer** (Section 2.433). (1/16)
- S. **Marijuana Processor** (Section 2.433). (1/16)
- T. **Marijuana Producer** (Section 2.433). (1/16)
- U. **Marijuana Wholesaler** (Section 2.433). (1/16)
- V. **Mobile Food Vendor** (Section 2.434). (7/17)

### **2.113.03 Conditional Use**

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

- A. **Transit Station** (Section 2.429). (05/09)

### **2.113.04 Prohibited Uses.**

Within any IBP district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under this chapter. (5/98)

### **2.113.05 Industrial Performance Standards.**

In an IBP district no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law. (5/98)

### **2.113.06 Development Standards**

- A. **Design Standards** – Unless specifically modified by provisions in this Section, buildings located within the IBP zone shall comply with the Development Standards in Section 2.315. (5/98)
- B. **Location Standards.** (5/98)
  - 1. Each IBP district shall have direct access onto an arterial or collector street. (5/98)