

2.115. - AGRICULTURAL INDUSTRIAL (AI)

Sec. 2.115.01. - Purpose.

The purpose of the AI (Ag-Industrial) Zone is to provide appropriate areas suitable for agricultural uses, agricultural related industries, warehousing, transportation facilities, and other agricultural, industrial, and recreational uses that have relatively low employees per acre ratios. The Ag-Industrial Zone is appropriate in those areas designated Ag-Industrial in the comprehensive plan where the location is impacted by the Willow Lake Wastewater Treatment Plan and the site has access to an arterial street for transport of bulk materials. (5/98)

Sec. 2.115.02. - Permitted uses.

The following uses, when developed under the applicable development standards in this zoning ordinance, are permitted in the AI zone:

- A. Lawful uses existing on a property at the time of the effective date of this zone. (5/98)
- B. Farm use, including farm dwellings as defined in ORS 215.213(e), (f), and (g). (5/98)
- C. Timber tracts (081) and forest nurseries (083). (5/98)
- D. Agricultural services (07). (5/98)
- E. Wholesale (5193) and retail nurseries (5261). (5/01)
- F. Food and kindred products (20). (5/98)
- G. Recycling centers and depots. (5/98)

Sec. 2.115.03. - Special permitted uses.

The following uses, when developed under the applicable development standards in the ordinance and special development requirements, are permitted in the AI zone:

- A. Nonresidential partitions, subject to the provisions in section 2.310. (5/01)
- B. Nonresidential subdivision, subject to the provisions in section 2.310. (5/01)
- C. Nonresidential planned unit development, subject to the provisions in section 2.311. (5/01)
- D. Accessory structures and uses prescribed in section 2.203.02. (5/98)
- E. The following special uses, subject to the applicable standards in section 2.4:
 - 1. Energy facility (section 2.425). (5/98)
- F. Wireless telecommunications facilities (section 2.427). (5/98)
- G. Medical marijuana facilities (section 2.433). (10/14)
- H. Marijuana grow site (section 2.433). (10/14)
- I. Marijuana retailer (section 2.433). (1/16)

- J. Marijuana processor (section 2.433). (1/16)
- K. Marijuana producer (section 2.433). (1/16)
- L. Marijuana wholesaler (section 2.433). (1/16)
- M. Mobile food vendors (section 2.434). (5/19)

Sec. 2.115.04. - Conditional uses.

The following uses may be permitted in a AI zone, subject to obtaining a conditional use permit:

- A. Solid waste transfer facility. (5/98)
- B. Public or private golf course or driving range. (5/98)
- C. Public or semi-public recreation facility incorporating outdoor fields for organized team play, along with related concession, storage, and maintenance facilities. (5/98)
- D. Composting and recycling facility for organic yard debris. (5/98)
- E. Construction contractor's offices and related outdoor storage (15, 16, 17). (5/98)
- F. Manufacturing and assembly. (5/98)
 - 1. Textile products and apparel (22). (5/98)
 - 2. Millwork (2431). (5/98)
 - 3. Wood kitchen cabinets (2434). (5/98)
 - 4. Structural wood members, not elsewhere classified (2439). (5/98)
 - 5. Furniture and fixtures (25). (5/98)
 - 6. Chemicals and allied products (28), except miscellaneous chemical products (289). (5/98)
 - 7. Rubber and miscellaneous plastics products (30). (5/98)
 - 8. Leather and leather products (31), except leather tanning and finishing (311). (5/98)
 - 9. Stone, clay, glass products (32), except cement (324); structural clay products (325), concrete, gypsum and plaster products (327) and abrasive, asbestos and miscellaneous non-metallic mineral products (329). (5/98)
 - 10. Fabricated metal products, including metal forging and stamping (346), but excluding ordnance and accessories (348). (2/04)
 - 11. Machinery and equipment manufacturers (35). (5/98)
 - 12. Transportation equipment (37). (5/98)
 - 13. Miscellaneous manufacturing industries (39). (5/98)
 - 14. Grain mill products. (2/04)
 - 15. Bakery products. (2/04)
 - 16. Beverages. (2/04)
 - 17. Miscellaneous food preparations and kindred products. (2/04)

18. The manufacture of meat products but excluding both meat packing plant and any on-site abattoirs and rendering of fats, processing of hides and maintenance of live animals or fowl. (2/04)
19. Apparel and other finished products made from fabrics and similar products. (2/04)
20. Wood kitchen cabinets. (2/04)
21. Nailed and lock corner wood boxes. (2/04)
22. Wood products, not elsewhere classified. (2/04)
23. Furniture and fixtures. (2/04)
24. Paperboard containers and boxes. (2/04)
25. Printing, publishing, and allied industries. (2/04)
26. Drugs. (2/04)
27. Soaps detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations. (2/04)
28. Miscellaneous plastic products. (2/04)
29. Glass products, made of purchased glass. (2/04)
30. Cutlery, hand tools, and general hardware. (2/04)
31. Heating equipment, except electric and warm air, and plumbing fixtures. (19)(2/04)
32. Screw machine products, and bolts, nuts, screws, rivets, and washers. (2/04)
33. Pumps and pumping equipment. (2/04)
34. Electrical and electronic machinery, equipment, and supplies. (2/04)
35. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (2/04)
36. Miscellaneous manufacturing industries. (2/04)
- H. Transportation, communications, electric, gas, and sanitary services.
 1. Motor freight transportation and warehousing. (2/04)
 2. Communication. (2/04)
 3. Public utility structures and buildings. (2/04)
 4. Ancillary facilities for wastewater treatment, including, but not limited to, administrative offices and vehicle maintenance shops. (2/04)
- I. Wholesale trade, nondurable goods, but excluding poultry and poultry products, livestock, farm product raw materials, not elsewhere classified, chemicals and allied products, tobacco and tobacco products, and nondurable goods, not elsewhere classified. (2/04)
- J. Wholesale trade, durable goods, but excluding automobiles and other motor vehicles, lumber and other construction materials, coal and other minerals and ores, construction and mining machinery and equipment and scrap and waste materials. (2/04)
- K. Transportation, utilities and communication (40—49), but excluding travel agencies (4722). (5/98)

- L. Biomass facility (section 2.425). (5/98)
- M. Boat and RV storage (section 2.411). (5/98)
- N. Public and semi-public buildings and structures excluding office space except as specified in H. (2/04)
- O. Services. (2/04)
 - 1. Research and development laboratories. (2/04)
 - 2. Noncommercial educational, scientific, and research organizations. (2/04)
 - 3. Membership sports and recreation clubs. (2/04)
 - 4. Amusement and recreation (79). (2/04)
 - 5. Public and private sports facilities, including, but not limited to, stadiums, arenas, ice rinks, parks, and aquatic facilities. (2/04)
 - 6. Miscellaneous services. (2/04)
- P. Public administration. (5/98)
 - 1. Fire protection. (5/98)
- Q. Transit stop shelters. (5/98)

In addition to any other notice required by law, notice shall be also sent to Marion County and the City of Salem for any hearing regarding any conditional use or other land use applications for property within the AI zone. (5/01)

Sec. 2.115.05. - Prohibited use.

The following uses are prohibited in the AI zone:

- A. Wastewater treatment, including, but not limited to, primary clarifiers, trickling filters, aeration basins, secondary clarifiers, disinfection facilities and dewatering facilities. (2/04)

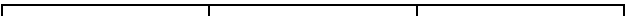
Sec. 2.115.06. - Dimensional standards.

A. *Minimum lot dimension and maximum height requirements.* (5/01)

Lot size	The parcel size shall be adequate to contain all structures within the required yard setbacks
Maximum structure height	35 feet

B. *Minimum yard setback requirements.* (5/01)

Adjacent Property Use



<i>Setbacks</i>	<i>Residential</i>	<i>Nonresidential</i>
Front	20 feet	20 feet
Side	20 feet*	15 feet
Rear	20 feet*	15 feet
Street-side	20 feet	20 feet

*Plus 1 foot for each foot of building height over 10 feet

Adjacent to residential zones, an eight-foot sight-obscuring fence, wall or hedge is required. (5/01)

Sec. 2.115.07. - Development standards.

All development in the AI zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements:

- A. *Off-street parking.* Parking shall be as specified in section 2.303. (5/98)
- B. *Nonresidential subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/01)
- C. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the AI zone shall comply with the development standards in section 2.315. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of ten percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The combined maximum building and parking area coverage shall not exceed 90 percent. (5/98)
- I. *Open storage.* (5/98)
 1. Open storage of materials used for the manufacture or assembly of goods, and equipment, is prohibited in required yards but is otherwise permitted, provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of eight feet in height. (5/98)
 2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
 3. Landscaping shall screen open storage over six feet in height above the elevation of the storage area. (5/98)
- J. *Easement/waiver.* As a condition of approval of any building permit or land use action in the AI zone, and as a precondition of any occupancy permit, the property owner shall sign and cause to be recorded in the real property records of Marion County a document granting an easement and a waiver of claims with

regard to impacts from the Willow Lake Wastewater Treatment Plant. Such easement/waiver shall be approved by the city attorney and be in substantially the same form as that attached to that certain Willow Lake Settlement Agreement executed by Salem, Marion County and Keizer. The recorded easement/waiver shall also be referenced on the plat of any partition, subdivision or PUD. (5/01)