

## Springfield Development Code

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[CHAPTER 3 LAND USE DISTRICTS](#)

[Section 3.2-400 Industrial Zoning Districts](#)

### **3.2-415 Schedule of Campus Industrial Use Categories**

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**SITE PLAN REVIEW SHALL BE REQUIRED** unless exempted elsewhere in this Code.

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

<i>Use Category/Uses</i>	<i>CI District</i>
Primary Uses(3)	
Advertising, marketing, and public relations	P
Agricultural cultivation is permitted as an interim use on undeveloped land, provided that spraying, dust, odors, and other side effects of the use do not interfere with the operation of permitted uses in the CI District(7)	P
Blueprinting and photocopying	P
Business Parks(2)	P
Call centers that process predominantly inbound telephone calls	P
Computer systems design services	P
Corporate headquarters, regional headquarters, and administrative offices(4)	P
Data processing and related services	P
E (electronic)-commerce including mail order houses	P
Educational facilities in business parks including, but not limited to, professional, vocational and business schools; and job training and vocational rehabilitation services	P
Graphic art services	P
High Impact Public Facilities(10)	D
Internet and web site and web search portal (includes services and technical support center)	P
Internet publishing and broadcasting	P
Laboratories, including medical, dental and x-ray	P
Large- and medium-scale research and development complexes(6)	P
Light industrial manufacturing involving the secondary processing of previously prepared materials into components or the assembly of components into finished products(1)	P
Mail distribution facilities(5)	P
Management, consulting, and public relations offices	P
Media productions, including, but not limited to: TV and radio broadcasting studios as well as cable and other program distribution and motion picture production	P
Non-profit organization office	P
Printing and publishing	P
Professional membership and union offices	P
Satellite telecommunications	P
Software development (includes services and technical support center) and publishing	P
Wired or wireless telecommunications carrier offices	P
<b>Secondary Uses(3) (8)</b>	
ATM's; banks, savings and loans, and credit unions	P
Barber, beauty, nail and tanning shops	P
Bike paths and pedestrian trails	P
Building maintenance services	P
Day care facilities that meet Children's Services Division (CSD) regulations	P
Eating and drinking establishments including, but not limited to: delicatessens, restaurants, and coffee/espresso shops	P
Industrial and professional equipment and supply stores	P
Low impact public utility facilities	P
Outdoor recreation uses and pedestrian amenities including, but not limited to facilities that are provided in association with a primary use within the same development area:	P
Parking lots and parking structures	P

<i>Use Category/Uses</i>	<i>CI District</i>
Pedestrian plazas and similar public spaces	<b>P</b>
Product showrooms, limited to wholesale sales	<b>P</b>
Retail, wholesale and service uses:	<b>P</b>
<b><i>Accessory components of a Permitted Primary Use(3)</i></b>	
Central mail room	<b>P</b>
Conference rooms for tenant use	<b>P</b>
Employee lounges and dining rooms	<b>P</b>
Indoor recreation areas including, but not limited to game and craft rooms and exercise and dance studios	<b>P</b>
Warehousing(9)	<b>P</b>
<b><i>Prohibited Uses</i></b>	
Heavy industrial uses that involve the primary manufacturing of large volumes of raw materials into refined materials including, but not limited to processing from trees to lumber, wood products or paper; from ores to primary metals; and animal or fish processing in packing plants	<b>N</b>
Any use that cannot meet the operational performance standards specified in Section 3.2-425	<b>N</b>
Any retail uses, unless permitted as a secondary use as specified in Section 3.2-415	<b>N</b>
Stand-alone industrial/commercial warehousing, unless permitted as a secondary use as specified in Section 3.2-410	<b>N</b>
Mini-warehouse storage facilities	<b>N</b>
Drive-through facilities	<b>N</b>
Medical and dental practitioner offices	<b>N</b>
Motor freight terminals	<b>N</b>
Moving and storage facilities	<b>N</b>
Truck and auto repair and painting facilities	<b>N</b>
Truck and car washes	<b>N</b>
Gas stations	<b>N</b>
Motels	<b>N</b>
Marijuana business	<b>N</b>

- (1) There is no use list for this category of uses. Proposed light industrial manufacturing uses shall comply with the operational performance standards specified in Section 3.2-425 in order for to be considered a permitted use. Large- and medium-scale light industrial manufacturing uses may stand alone. Small-scale light industrial manufacturing uses shall be located within a business park.
- (2) No more than 40 percent of the gross acres of a CI District shall be developed as business parks. Business parks shall be 5 acres or more in size. Unless specified in Section 3.2-435, business parks may contain permitted small- and medium-scale light industrial manufacturing uses as well as any permitted primary or secondary uses. Multiple story buildings are encouraged; office/commercial uses may be located above industrial uses. Development standards for business parks shall be as specified in Sections 3.2-445 and 3.2-450.
- (3) The following commercial and office uses are permitted within a business park.
  - (4) Corporate headquarters, regional headquarters, and administrative offices may be permitted as part of a large-scale light-manufacturing use or located within a business park. Corporate and regional headquarters may also stand alone. The acreage comprising stand alone corporate or regional headquarters site shall be applied to the 40 percent gross acre standard for business parks specified in Note (2), above. Corporate and regional headquarters shall have at least 20 or more employees at the time of occupancy.
  - (5) The acreage comprising a stand alone mail distribution site shall be applied to the 40 percent gross acre standard for business parks as specified in Note: (2), above.
  - (6) Large- and medium-scale research and development complexes may stand alone. Stand alone large- and medium-scale research and development complexes are considered an industrial component of the CI District. Small-scale research and development complexes shall be located within a business park.
  - (7) Agricultural cultivation are permitted as an interim use on undeveloped land, provided that spraying, dust, odors, and other

side effects of the use do not interfere with the operation of permitted uses in the CI District.

**(8)** Secondary uses.

**(a)** In no case shall a secondary use stand alone or be permitted in the absence of a primary use.

**(b)** Retail, wholesale and service uses, either alone or in combination, shall not exceed 20 percent of the gross floor area of a building. These uses shall exclude any drive-through facility and shall not primarily serve the public. Except for ATMs, each use is limited to 2,500 square feet of gross floor area.

**(c)** Child care facilities may exceed the 2,500 square foot standard in order to comply with size requirements specified in ORS 667A.

**(9)** Warehousing is permitted only as a secondary use in the following circumstances:

**(a)** For the storage and regional wholesale distribution of products manufactured in the CI District;

**(b)** For products used in testing, design, technical training or experimental product research and development in the CI District; and/or

**(c)** In conjunction with permitted office-commercial uses in the CI District.

**(d)** The secondary use status of warehousing is typically determined by a square footage standard which is less than 50 percent of the gross floor area of the primary use. In the CI District, the number of employees at the time of occupancy may also be used to determine secondary use standards status. In this case, the primary use shall have 20 or more employees and the warehousing use shall have fewer employees than the primary use. If the employee standard is met, the warehousing use may have more square footage than the primary use.

**(10)** If approved in a Conceptual Development Plan, or a Master Plan for the subject CI site, or included in an adopted Public Facilities Plan, high impact public facilities are subject only to Site Plan Review approval.

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