
Chapter 17.150 ID (INTERCHANGE DISTRICT) ZONE

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17.150.010 Purpose and intent.

The purpose and intent of the ID (interchange district) is to provide for the location of needed highway service commercial facilities at the interchanges between the controlled access highways and the intersecting arterial roads. To encourage the orderly and compatible development of such district to the end that the natural assets and scenic values of the Willamette Valley will not be lost to the traveler, the residents of the county, or the owners of the property within the interchange district, well-landscaped sites and attractive buildings shall be encouraged. In providing for the location of the highway-oriented service firms, it is essential that the principle function of the interchange (the carrying of traffic to and from the freeway in a safe and expeditious manner) be preserved. Also, the purpose is to provide safe ingress and egress to the commercial developments through control of access points on the county throughways, arterials, streets and highways servicing the interchange districts.

The intent of this interchange district chapter is to promote the health, safety and general welfare of the area and this title is based on the following considerations, among others: the various characteristics of the various areas in the county, the suitability of the areas for particular land uses and improvements, the land uses and improvements in the areas, trends in land improvements, density of development, property values, the needs of economic enterprises in the future development of the areas, needed access to particular sites in the areas, natural resources of the county and prospective needs for development thereof, and the public need for healthful, safe, aesthetic surroundings and conditions. The uses within the ID zone are functionally classified by description of the particular activity or by reference to a category in the "Standard Industrial Classification Manual, 1987" (SIC).

The SIC index number is referenced as an aid to interpretation of uses. Where the term used to describe a use is defined in Chapter [17.110](#) MCC, the definition takes precedence over any SIC classification.

Furthermore, the interchange district is intended to comply with Oregon Administrative Rules regarding unincorporated communities. That is, uses at those interchanges which satisfy the rule definition of a "rural service center" or "urban unincorporated community" shall be regulated by this chapter in conformity with OAR Chapter [660](#), Division [022](#). [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.010.]

17.150.020 Interchange district.

The boundaries of the ID zone are set forth in the freeway corridor zone maps, filed with and incorporated into the zoning maps. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.020.]

17.150.030 Commercial uses.

Within any interchange district, no building, structure or premises shall be used, arranged or designed to be used, erected, structurally altered or enlarged, except as permitted by this title. The following uses are permitted in the ID zone:

A. Service station, including gas, oil, lubricating, and minor repair (SIC 5541);

B. Towing service;

C. Traveler accommodations:

1. Hotels and motels up to 35 units in an unincorporated community that is at least 10 miles from the urban growth boundary of any city adjacent to Interstate Highway 5;

D. Eating place, including restaurant, cafe, coffee shop, dining room, drive-in, and tea room (SIC 5812);

E. Recreational vehicle park (SIC 7033) in an unincorporated community;

F. Vending machines, automatic merchandising;

G. Automobile parking (SIC 7521) in an unincorporated community;

H. General automotive repair shop (SIC 7538) in an unincorporated community;

I. Wireless communications facility, attached, subject to the following development standards:

1. Notwithstanding other height limitations in this title, omni-directional (whip) antennas not exceeding 20 feet in height and directional/parabolic antennas not exceeding seven feet in diameter or width and 15 feet in height may be attached to or located on existing structures;
2. Antenna and associated equipment shall be surfaced in a nonreflective color to match the structure on which it is located. An equipment enclosure may be set back from the edge of a roof by a distance at least equal to its height in lieu of screening;
3. Equipment enclosures shall be located within the building on which they are located wherever possible; otherwise, equipment enclosures shall be fenced by a six-foot-high fence, wall or hedge;
4. Antennas shall not be illuminated except as required by the Oregon State Aeronautics Division or the Federal Aviation Administration;
5. A wireless communications facility, attached, and equipment enclosure shall be removed by the facility owner or property owner within six months of the date it ceases to be operational;

J. Wireless communications facilities (see limited use, MCC [17.125.120](#));

K. Uses legally established and existing on July 19, 2000. Such uses are permitted pursuant to this section only on the lot(s) or parcel(s) where they existed on July 19, 2000, in an unincorporated community. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 457 § 9, 1976; Ord. 391, 1974. RZ Ord. § 150.030.]

17.150.040 Conditional uses.

When authorized under the procedure provided for conditional uses in this title, the following uses will be permitted in the interchange district:

A. Except in a designated unincorporated community:

1. All permitted and conditional uses set forth in the C zone, other than a medical marijuana dispensary (see MCC [17.110.374](#)), not exceeding 3,500 square feet of floor space.

B. In an unincorporated community:

1. Rural Service Center. Retail, wholesale, and service uses not listed in MCC [17.150.030](#) and not exceeding 4,000 square feet of floor space (SIC 50 through 89 except 70 and 88);
2. Urban Unincorporated Community (Brooks-Hopmere). Retail, wholesale, and service uses not listed in MCC [17.150.030](#) and not exceeding 8,000 square feet of floor space (SIC 50 through 89 except 70 and 88);
3. Home occupations, subject to MCC [17.120.075](#). [Ord. 1372 § 4 (Exh. A), 2016; Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 396, 1974; Ord.

17.150.050 Front yard (commercial).

In an ID zone, there shall be a minimum front yard of 20 feet. No parking shall be allowed in the required minimum front yard. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 396, 1974; Ord. 391, 1974. RZ Ord. § 150.050.]

17.150.060 Side and rear yards (commercial).

There shall be a side yard and a rear yard on every lot or parcel in an ID zone, which yards shall have a minimum depth as follows:

- A. One story: six feet;
- B. Two stories: seven feet;
- C. Over two stories: eight feet.

Provided there shall be added to the side yard and rear yard minimum requirements aforesaid, one foot for each multiple of 15 feet or portion thereof that the length of that side of the building measures over 30 feet. Notwithstanding MCC [17.110.610](#), the rear yard in an ID zone shall be measured from the property line. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 396, 1974; Ord. 391, 1974. RZ Ord. § 150.060.]

17.150.070 Height (commercial).

No building or structure hereafter erected or enlarged shall exceed three stories or 45 feet in height, whichever is the lesser. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 396, 1974; Ord. 391, 1974. RZ Ord. § 150.070.]

17.150.080 Landscaped yards (commercial).

All required yards shall be landscaped as provided in MCC [17.150.150\(B\)](#). [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 396, 1974; Ord. 391, 1974. RZ Ord. § 150.080.]

17.150.090 Industrial uses.

The following uses may be permitted in an interchange district, except within an unincorporated community, after such uses have been approved under the procedures set forth in MCC [17.119.010](#) through [17.119.070](#) and [17.119.160](#) through [17.119.020](#) (conditional uses):

A. All industrial uses set forth in the I zone, other than a medical marijuana processor (see MCC [17.110.376](#)), or medical marijuana producer (see MCC [17.110.378](#)), not exceeding 35,000 square feet of floor space.

B. The approving authority shall consider the following factors when reviewing a proposed industrial use in an interchange district:

- 1. Accordance of the proposed use with the Marion County Comprehensive Plan.
- 2. Accordance of the proposed use with MCC [17.150.010](#).
- 3. The short-range and long-term environmental impact of the proposed use upon the immediate and surrounding areas.
- 4. The feasibility of substituting a zone change in the affected area. [Ord. 1372 § 4 (Exh. A), 2016; Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 396, 1974; Ord. 391, 1974. RZ Ord. § 150.090.]

17.150.095 Industrial uses in rural service centers.

The following uses are permitted in a rural service center:

A. Uses legally established and existing on July 19, 2000. Such uses are permitted pursuant to this section only on the lot(s) or parcel(s) where they existed on July 19, 2000;

B. Expansion of a use existing on November 15, 1994;

C. Wireless communications facility, attached, subject to MCC [17.150.030\(I\)](#);

D. Wireless communications facilities subject to MCC [17.125.120](#);

E. Utility facilities necessary for public service; and

F. The following uses, when such uses have been approved by and under the procedures set forth in MCC [17.119.010](#) through [17.119.070](#) and [17.119.160](#) through [17.119.020](#) (conditional uses), subject to the criteria in MCC [17.150.160](#):

- 1. Manufacturing, processing, trucking, wholesale distribution, and storage uses (SIC 20 through 39 and 42) not otherwise listed in this section and not exceeding 40,000 square feet of floor space or 60,000 square feet of floor space in an urban unincorporated community;

2. Caretaker dwelling. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000. RZ Ord. § 150.095.]

17.150.100 Front yard (industrial).

There shall be a front yard on every lot in an interchange district, which front yard shall have a minimum depth of 20 feet. Any front yard provided adjacent to a street shall not be used for off-street parking or loading areas, except ingress and egress lanes. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.100.]

17.150.110 Rear and side yards (industrial).

There shall be a rear and side yard on every lot in an interchange district, which rear and side yard shall have a minimum depth of 10 feet. The minimum depth shall be increased one foot for each additional foot of building height above 10 feet, except a rear or side yard is not required adjacent to a railroad right-of-way, siding or spur track; provided, however, any rear or side yard provided adjacent to a street shall have a minimum depth of 20 feet. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.110.]

17.150.120 Height (industrial).

In an interchange district, no building or structure shall exceed 45 feet. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.120.]

17.150.130 Landscaped yards (industrial).

All yards shall be landscaped as provided in MCC [17.150.150\(B\)](#). [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.130.]

17.150.140 Industrial performance standards.

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. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.140.]

17.150.150 General requirements for all uses.

A. Access. New and expanded uses shall obtain an access permit from Marion County public works or the Oregon Department of Transportation.

B. Landscaping and Screening Requirements.

1. There shall be provided a 10-foot landscaped yard adjacent to every street exclusive of driveways.
2. All required side and rear yards shall be landscaped exclusive of driveways.
3. Landscaping of yards shall be done as an integral part of the development.
4. All rear and side yards adjacent to property used or zoned for residential purposes shall be contained by an ornamental sight-obscuring fence, wall or hedge six feet in height. If a hedge is used, it may be planted at the three-foot level provided it is capable of attaining a height of at least six feet.

C. Open Storage Yards. All yard areas, exclusive of those required to be landscaped, may be used for materials and equipment storage yards or areas provided such yard area is enclosed with an ornamental, sight-obscuring fence or wall placed at a height of six feet or a compact evergreen hedge planted at three feet and capable of attaining a minimum of six feet; provided, that in no case shall any fence or hedge be placed in vision clearance area (see MCC [17.110.770](#)). Any fence, wall or hedge shall be located on the property at the required setback line in the same manner as if said fence or wall were a building.

Open storage yards shall be paved or graveled and maintained in a dust-free condition.

D. Loading and Parking Facilities. Every vehicle loading and parking area shall be clearly designated as such and paved as provided in MCC [17.118.060](#) and [17.118.070](#). Parking requirements shall be provided as set forth in MCC [17.118.050](#).

E. Utilities. All on-premises utility services shall be installed underground.

F. Lights. Outdoor lighting is permitted provided all lights or group of lights used for the purpose of illuminating a structure, sign, storage yard or outdoor sales and parking area shall be directed away from a public street or highway and any adjacent residential structures.

G. Removal Agreements. In the event that any landscaped yard, structure or sign is allowed to extend into the special setback, a removal agreement must be first signed by the property owner.

H. Lot Area. No minimum lot area is required.

I. Sewage Disposal. Demonstrate that the development will not exceed the existing carrying capacity of the local sewage disposal system or has an on-site sewage disposal site approved by Marion County or the Department of Environmental Quality.

J. Traffic Analysis. Demonstrate that the development will be consistent with the identified function, capacity, and level of service of transportation facilities serving the site. A transportation impact analysis, approved by the Marion County department of public works, may be required prior to building permit approval.

K. Signage. All signs shall meet the standards in Chapter [17.191](#) MCC.

L. In addition to the provisions in Chapter [17.118](#) MCC, for a new use in a stormwater management area of an urban unincorporated community, except for a single-family dwelling on a lot, all driveways, parking and loading areas shall be developed and maintained as follows: all parking and loading areas and driveways thereto shall be paved to provide an all-weather surface with asphalt concrete, portland cement concrete, clay bricks or concrete blocks. The type of surfacing shall be approved by the Marion County department of public works. Parking and loading areas shall be adequately designed, graded, and drained. Drainage connections to a public storm drain system shall be approved by the Marion County department of public works. A stormwater detention system conforming to the Marion County department of public works' standards may be required. Alternate paving materials and methods may be allowed if approved by the public works director. [Ord. 1369 § 4 (Exh. B), 2016; Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000; Ord. 1055 § 4, 1997; Ord. 391, 1974. RZ Ord. § 150.150.]

17.150.160 Approval criteria for conditional uses.

Any new use permitted in MCC [17.150.040](#) or [17.150.095](#) shall be allowed only upon demonstration of satisfaction of the following criteria:

- A. The use will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands devoted to farm or forest use;
- B. The proposed use will not, by itself or in combination with existing uses in the community, result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations;
- C. The proposed use will not, by itself or in combination with existing uses in the community, exceed the carrying capacity of the soil or of existing water supply resources and sewer services;
- D. The traffic generated by the proposed use is consistent with the identified function, capacity, and level of service of transportation facilities serving the community;
- E. The proposed use will not create significant adverse effects on existing uses or permitted uses on adjacent land, considering such factors as noise, dust and odors; and
- F. The proposed use is intended to directly serve the traveling public or trucking industry, or both. [Ord. 1271 § 5, 2008; Ord. 1191 § 4, 2004; Ord. 1180 § 4, 2003; Ord. 1139 § 5, 2001; Ord. 1131 § 5, 2000; Ord. 1118 § 5, 2000. RZ Ord. § 150.160.]



The Marion County Code is current through Ordinance 1438, passed July 14, 2021.

Disclaimer: The Clerk of the Board's Office has the official version of the Marion County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

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