

M2 Zoning allows also any use permitted in the M-1, RCP Zone (LC 16.224(1))

**LIMITED INDUSTRIAL ZONE (M-1, RCP)
RURAL COMPREHENSIVE PLAN**

16.224 Limited Industrial Zone (M-1, RCP).

- (1) Permitted Buildings and Uses. In the M-1, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:
- (a) Accessory buildings and uses customarily provided in conjunction with a use permitted in this zone.
 - (b) Administrative and sale offices incidental to and directly related to the operation of industrial or commercial uses permitted in this zone.
 - (c) Single-family dwelling or mobile home for residential purposes for watchman, caretaker or operator to be located on the premise of the associated use.
 - (d) Kennel; provided the following conditions are satisfied:
 - (i) The maximum number of dogs over four months of age shall be eight.
 - (ii) For more than three dogs over four months of age, there shall be at least 5,000 square feet of lot area for each dog on the lot.
 - (iii) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.
 - (e) Laboratories, research and testing.
 - (f) Manufacturing, assembling, processing, packaging, storage, wholesale distribution, testing, repairing of electronic devices, electro-mechanical components, optics, testing equipment.
 - (g) Manufacturing, assembling, processing, packaging, storage or wholesale distribution of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, toiletries, soft drinks and food products, except fish, meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.
 - (h) Outdoor advertising.
 - (i) Storage buildings for household or consumer goods.
 - (j) Public and semipublic utilities, buildings and uses rendering direct utility service to the public in the local area, such as fire stations, utility stations or wells.
 - (k) Lawful uses existing on a property prior to July 9, 1982, and expansion or replacement of such uses which will result in an accumulated increase of no greater than 50 percent of the total ground floor and outside storage area lawfully existing prior to the effective date of the adoption of the ordinance.
 - (l) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:
 - (i) Purpose and intent of this District.

- (ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:
 - (aa) Bulk, size, and operating characteristics of the proposed use.
 - (bb) Parking demand, customer types and traffic generation.
 - (cc) Intensity of land use of the site.
 - (dd) Potential demand for public facilities and services. (ee) Products or services produced or vended on or from the site.
 - (iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this chapter are not allowable pursuant to this section.
 - (iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.
- (m) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).
- (2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to prior submittal and approval of an application pursuant to Type III procedures of LC Chapter 14 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:
 - (a) Aircraft landing field or heliport in conjunction with a use permitted in this zone.
 - (b) Banks.
 - (c) Barbershop, beauty shop.
 - (d) Building maintenance service.
 - (e) Carnival, circus.
 - (f) Convenience grocery store (maximum of 2,000 square feet).
 - (g) Correctional institution, jail, penal farm.
 - (h) Credit union office.
 - (i) Garbage dump, garbage transfer facility.
 - (j) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.
 - (k) Offices for engineers, architects, landscape architects, surveyors, designing, graphics, business and labor organizations.
 - (l) Other uses similar to permitted uses in this zone; provided that:
 - (i) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.
 - (ii) Items manufactured, assembled, processed or produced in area shall be for wholesale.
 - (m) Public and private parking areas and garages.
 - (n) Radio and television stations, radio and television towers; facilities transmitting electrical current in excess of 150,000 volts in any single cable or line or group of cables or lines.
 - (o) Restaurants, taverns.
 - (p) Rock, sand, gravel and loam excavations, with incidental processing.
 - (q) Service stations.
 - (r) Sewage treatment facilities.
 - (s) Expansion of a lawful preexisting use in excess of that allowed as a permitted use.
 - (t) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

- (3) Special Use Approval Criteria. Uses allowed under LC 16.224(3) above shall comply with the following criteria:
- (a) Conformity with the Rural Comprehensive Plan for Lane County. (b) The location, size, design and operating characteristics of the proposed use:
 - (i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and
 - (ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)
 - (iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.
 - (iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.
- (4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.)
- (a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:
 - (i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and
 - (ii) 10 feet from all other property lines except as provided below. (b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the M-1, RCP Zone.
- (5) Lot Coverage. Full coverage is allowable; provided minimum load space and setbacks have been provided.
- (6) Vision Clearance.
- (a) Vision clearance for corner lots shall be a minimum of 15 feet. (b) Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet.
- (7) Off Street Parking. (Also see LC 16.250.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom.
- (8) Telecommunication Towers. Notwithstanding the requirements in LC 16.224(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC

16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04; 20-05, 6.16.20)*

LIGHT INDUSTRIAL ZONE (M-2, RCP) RURAL COMPREHENSIVE PLAN

16.225 Limited Industrial Zone (M-2, RCP).

(1) Permitted Buildings and Uses. In the M-2, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

- (a) Accessory buildings and uses customarily provided in conjunction with a use permitted in this zone.
- (b) Any use permitted in the M-1, RCP Zone (LC 16.224(1)).
- (c) Bottling works, including alcoholic beverages.
- (d) Collection, recycling, sorting, baling or processing of previously used material such as rags, paper, metals, glass or plastics.
- (e) Contractor's equipment storage yards, light and heavy equipment sales, rental or repair.
- (f) Feed and seed store.
- (g) Freight and trucking yards or terminal.
- (h) Mobile home sales and repairs.
- (i) Laundry, cleaning and dyeing works, and carpet and rug cleaning.
- (j) Lumberyards and building material sales.
- (k) Manufacturing, assembling, processing, packaging, storage, wholesale distribution of articles or merchandise from previously prepared materials such as: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, food (except fish, meat, sauerkraut, vinegar, yeast), fur, glass, hair, horn, leather, paper or paperboard, plastics, pottery, precious or semiprecious metals or stones, shells, textiles, tobacco, wood, yarns and paint not employing a boiling process.
- (l) Metal or sheet metal shops, plumbing shops, electroplating, tool and hardware manufacturing, machine shop not using a drop hammer or large capacity punch press.
- (m) Moving equipment rental, parcel delivery plant.
- (n) Poultry or rabbit killing, incidental to a retail trade on the same premises.
- (o) Tire recapping.
- (p) The manufacturing, assembling, processing, packaging, storage, wholesale distribution, testing, repairing of which shall not have any different or more detrimental effect upon the adjoining areas than the items specifically listed, and otherwise not anymore unsightly, obnoxious, hazardous or offensive by reason of appearance, emission of odor, dust, smoke, gas, noise, vibration, radioactivity, glare and electrical interference.

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- (q) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:
 - (i) Purpose and intent of this District.

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(ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

- (aa) Bulk, size, and operating characteristics of the proposed use.
- (bb) Parking demand, customer types and traffic generation.
- (cc) Intensity of land use of the site.
- (dd) Potential demand for public facilities and services.
- (ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(r) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to prior submittal and approval of an application pursuant to Type III procedures of LC Chapter 14 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Any of the special uses allowed in the M-1, RCP Zone (LC 16.224(3).)

(b) Wrecking yards, if completely enclosed by an approved type of fence, wall or hedge.

(c) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(3) Special Use Approval Criteria. Uses allowed under LC 16.225(2) above shall comply with the following criteria:

(a) Conformity with the Rural Comprehensive Plan for Lane County. (b) The location, size, design and operating characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

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- (iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.)

(a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

- (i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and
- (ii) 10 feet from all other property lines except as provided below.

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(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the M-2, RCP Zone.

- (5) Lot Coverage. Full coverage is allowable; provided minimum parking space, loading space and setbacks have been provided.

- (6) Vision Clearance. Vision clearance for corner lots on streets with widths of less than 60 feet shall be a minimum of one foot vision clearance for each foot of street width under 60 feet; provided that a vision clearance of more than 10 feet shall not be required. Said vision clearance shall be from curb or walk level to a minimum height of eight feet.

- (7) Off Street Parking. (Also see LC 16.250.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom.

(8) Telecommunication Towers. Notwithstanding the requirements in LC 16.225(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04; 7-12, 12.28.12; 20-05, 6.16.20)*