

Section 5.090**I - INDUSTRIAL DISTRICT**

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5.090.010 Purpose

This district implements the I - Industrial Comprehensive Plan Designation and is intended to establish areas which provide for a variety of commercial and industrial uses. All uses in the Industrial Zone District shall comply with Federal and State health, safety, environmental, and pollution standards, and be designed to minimize conflict between industry and other land uses.

5.090.020 Permitted Uses

- A. Primary Uses Permitted Outright. The following primary uses shall be subject to the provisions of *Section 3.030: Site Plan Review*, and all other applicable requirements of this and other City Ordinances:
1. Auto body shops, auto painting, and machine shops.
 2. Circus or like activity (limited to 4 events per year per site).
 3. Feed, seed and fuel stores (excluding bulk storage of petroleum or gas, which shall be processed as a conditional use per *Subsection 5.090.030: Conditional Uses* below) located wholly within completely enclosed buildings. Packaged materials may be stored in an enclosed yard.
 4. Food production and manufacturing.
 5. Food Services (including restaurants, cafeterias, bakeries, catering, and take-out operations).
 6. Heavy Equipment Sales and Service, on site only.
 7. Laundry and cleaning service industries.
 8. Manufacturing, fabricating, processing, repair, engineering, research and development, assembly, wholesale, transfer, distribution, and storage uses (except manufacture of explosives, the slaughter of animals, and the rendering of fats).
 9. Printing and Publishing.
 10. Public and Private Parking Lots.
 11. Public and Private vehicle servicing and fueling stations.

12. Public Parks and Open Space (excluding spectator and participant sports facilities, which shall be processed as Community Facilities Sites per the provisions *Subsection 5.090.030: Conditional Uses* below).
13. Railroad yards and spurs, shipyards, and commercial docking facilities.
14. Rock, sand, and gravel cleaning, crushing, processing, and assaying.
15. Rodeo Grounds.
16. Storage and maintenance yards.
17. Transportation Facilities.
18. Truck stop facility, including incidental community uses, such as restaurant, fuel, and shower facilities.
19. Veterinary services, kennels, and fish hatcheries.
20. Warehouses.
21. Wireless Communication Facilities, subject to the provisions of *Section 6.140: Wireless Communication Facilities*.
22. Other uses determined by the Director to be similar to the above uses.

B. Accessory Uses Permitted Outright.

1. Accessory uses, buildings and structures, not otherwise prohibited and customarily incidental to the primary use, subject to the provisions of *Section 6.030: Accessory Development*.
2. Bus shelters, bike racks, street furniture, drinking fountains, and other pedestrian and transit amenities.
3. Residential dwelling for security and/or caretaker and maintenance personnel, limit 1 dwelling per site.

5.090.030 Conditional Uses

The following Conditional Uses are allowed subject to review and approval, per the appropriate provisions of either *Section 3.050: Conditional Use Permits* or *Section 3.060: Administrative Conditional Use Permits*:

- A. Agriculture and Aqua-culture, excluding livestock and poultry operations.
- B. Bulk fuel stores (petroleum, methane, propane, and gasoline).
- C. Child Care Center, as defined in *Chapter 2 - Definitions*.
- D. Collection, packaging, storage and reprocessing of recyclable materials, so long as the market area is more than 50% from the local area.
- E. Junkyards and automotive wrecking yards enclosed within a view obscuring fence or wall.
- F. Recreation Facilities (Commercial - Outdoor), including golf courses and shooting ranges.
- G. Wireless Communication Facilities, subject to the provisions of *Section 6.140: Wireless Communication Facilities*.
- H. Other uses determined by the Director to be similar to the above uses.
- I. Community Facilities Sites, subject to the provisions of *Section 5.100: Community Facilities Overlay District*.

5.090.040 Development Standards

I Industrial	Standard
Lot Size	10,000 sq. ft. minimum or larger as necessary to meet Goal 9 large lot requirements.
Lot Width, Depth	No minimum/maximum
Setbacks All Yards	No minimum except as follows: A. 25 ft. from Residential Zone or Community Facilities Overlay; B. 10 ft. from a public Right of Way; C. 30 ft from the Columbia River to accommodate the Riverfront Trail and associated amenities.
Building Height	55 ft. maximum, except 40 ft. maximum within 100 ft. of a residential zone ¹³
Pedestrian Access	Building entrances may be required to have a clear pedestrian connection to the street/sidewalk in accordance with <i>Subsection 5.090.050: Pedestrian Walkways</i> below
Off Street Parking	See <i>Chapter 7 - Parking Standards</i>
Landscaping	See <i>Section 6.010: Landscaping Standards</i>
Accessory Uses, Buildings and Structures	See <i>Section 6.030: Accessory Development</i>
Access Management	See <i>Section 6.050: Access Management</i>

Large Industrial Sites:

1. Four 20 acre sites shall be identified on a map in The Dalles Community Development Department in order to meet large site needs identified in The Dalles Economic Opportunities Analysis. The four sites shall be selected in cooperation and collaboration with the property owner.
2. Once a large industrial user purchases or develops an identified site, or any 20 acre site, the number of required sites shall be reduced accordingly.

¹³ The 40 ft. height limitation shall not apply where there is more than a 20 foot difference in elevation between the commercial lot and the residential zone district.

3. The location of the identified 20 acre sites may be modified by the Community Development Department at any time, in collaboration with the property owner and approval by the Planning Commission.
4. The property owner may develop smaller lots on the property so long as a place for a large industrial site is retained on that property.
5. In reviewing any development plan on a property with an identified site, the Community Development Department shall work with the property owner to identify a new location on that property.
6. If the remainder of the property does not meet large industrial site requirements, the Community Development Department shall either identify another property that can accommodate a large site, or initiate an amendment to the Economic Opportunity Analysis and Comprehensive Plan.

5.090.050 Pedestrian Walkways

- A. Applicability. Pedestrian walkways shall be provided in the I - Industrial zone district when both of the following occur:
 1. An existing public sidewalk serves 1 or both sides of the street on which the use fronts.
 2. The Oregon Americans With Disabilities Act requires an accessible connection between the use and the public right-of-way.
- B. Walkway Standards. Where required, each developed site shall include pedestrian walkway(s) designed to connect buildings and other accessible site facilities clearly and directly to adjacent public street/sidewalk(s). Walkways shall meet City standards for sidewalk construction, and be the shortest practical distance between the main entry(ies) and the public right-of-way. If adjacent to parking where vehicles overhang the walkway, then the walkway shall be to the City standard plus 2 ½ feet in width for each side vehicles overhang. Walkways shall be distinguished from internal driveways and accessways using at-grade distinctive paving materials or other appropriate surfaces which contrast visually with adjoining surfaces. Walkways, including driveway and accessway crossings, shall be constructed and maintained for pedestrian safety, and shall meet the

requirements of the Oregon Americans With Disabilities Act, the State of Oregon Structural Specialties Code, and the Oregon Revised Statutes.

5.090.060 Exceptions To Standards

- A. Setbacks. River dependent uses may utilize the 30 foot setback from the Columbia River. Examples of river dependent uses include boat ramps and launches, loading docks, and barge ways.

- B. Parking. The following permitted and conditional uses may be exempted from the off-street parking requirements of this Ordinance as follows:
 - 1. Vehicles and Bicycles.
 - a) Uses which the Director determines have no employees on site and are not open to the public.
 - b) Wireless Communication Facilities.

 - 2. Bicycles Only.
 - a) Recreational Vehicle Parks.

5.090.070 Performance Standards

Each use, activity, or operation within this district shall comply with all applicable local, state, and federal standards and shall not create a nuisance beyond the zone district boundary because of odor, vibration, noise, dust, vector control, smoke or gas. Uses shall also prevent materials and debris that could collect and cause a nuisance to be windblown or migrate off-site.