

SECTION 3.603 “RC-TV-M1” TYGH VALLEY LIGHT INDUSTRIAL/COMMERCIAL ZONE

- A. Purpose: The “RC-TV-M1” zone is intended to create, preserve, and enhance areas containing secondary manufacturing and related establishments and commercial uses with limited external impact.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the “RC-TV-M1” zone shall comply with the following regulations.

- B. Permitted Uses: In the “RC-TV-M1” zone, the following uses and activities and their accessory uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

Any new industrial use listed in C of this zone, that will be located entirely within an existing, lawfully erected building or structure.

- C. Uses Permitted Subject to Site Plan Review: In the “RC-TV-M1” zone, the following small scale low impact industrial uses and activities and their accessory buildings and uses are permitted in a building or buildings not exceeding 10,000 sq. ft. of floor space when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in Chapter 10 – Fire Safety Standards, Chapter 20 - Site Plan Review and this Chapter:
1. Light manufacturing, compounding or assembly, reprocessing, recycling, fabricating or packaging of products from previously prepared materials such as cloth, plastic, paper, glass, leather, metal, stone, canvas, bone, cellophane, cork, feather, fiber, shell, wax, wire, wood yards, and paint not employing a boiling process.
 2. Assembly, rebuilding, repair and maintenance of motor vehicles, including painting and upholstery.
 3. Wood products manufacture but excluding paper and pulp manufacture and planing and lumber mill.
 4. Retail or combination retail wholesale lumber and building materials yard, not including concrete mix.
 5. Building, building maintenance, plumbing, electrical, heating, roofing, glass, landscaping, painting or similar contractor's offices and equipment storage yard, or storage and rental of equipment commonly used by contractors.

6. Welding, sheet metal or machine shop provided such use is wholly enclosed within a building.
 7. Transfer company and trucking companies.
 8. Laundry and cleaning service industries.
 9. Circus, rodeo or like activity.
 10. Similar manufacturing, repairing, fabricating, processing, parking or storage uses not listed above.
 11. Feed and seed store conducted wholly within a completely enclosed building except that package material may be stored in an enclosed outside yard.
 12. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19 (Standards for Energy Facilities).
 13. One mobile home for watchman's quarters in conjunction with a permitted or conditional use.
- D. Uses Permitted Conditionally: In the "RC-TV-M1" zone, the following small scale low impact industrial and commercial uses and activities and their accessory buildings and uses are permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in Chapter 5 -Conditional Use Review, Chapter 10 – Fire Safety Standards, and this Chapter:
1. A building or buildings not exceeding 4,000 square feet of floor space to be used by any combination of the following uses:
 - a. Retail or service business.
 - b. Eating or drinking establishment.
 - c. Offices.
 - d. Veterinary clinic and kennel entirely within an enclosed building.
 - e. Studio.
 - f. Public garage, including usual automobile repairs and servicing enclosed within the building that when within fifty (50) feet of an "A" or an "R" zone, there shall be no openings in the building walls facing the boundaries of an "A" or "R" zone

other than stationary windows, except where such building walls abut streets or alleys.

- g. Residential use in the same building as an allowed use in a. through f. above.
2. Motel with a maximum of 35 units, only if served by a community sewer system as defined in OAR 660-22-101(2).
3. Automobile service station in a building or buildings not exceeding 4,000 square feet of floor space.
4. Wind energy conversion system subject to the provisions of Chapter 19 (Standards for Energy Facilities).
5. Utility facilities necessary for public service, except landfill.
6. Recreational Vehicle Park with an office and accessory structures not exceeding 4,000 square feet of floor space.
7. Church.
8. Place of public assembly, stadium, auditorium, recreation building or natatorium in a building or buildings not exceeding 4,000 square feet of floor space.
9. Public or semi public buildings.
10. Commercial amusement establishments (stadium, theatre, bowling alley, theatre) when enclosed in a building or buildings not exceeding 4,000 square feet of floor space.
11. Public or private school.
12. Child care center.
13. Parks, playgrounds or community centers owned by a governmental agency or non-profit community organization.
14. Medical center.
15. Water supply or treatment facility.
16. Junk yard or automotive wrecking yard.
17. Recreation areas and facilities, including but not limited to: golf courses.

18. Bulk storage of petroleum or gas.

19. Operations conducted for the exploration, mining and processing of aggregate and other minerals as subsurface resources.

E. Property Development Standards

1. Property Size - The minimum property size shall be determined based on the amount of area required for proper sanitation, off-street parking, loading, maintenance of setbacks and compatibility with adjacent uses.

2. Setbacks

a. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.

b. Side Yards - Where the side of a lot or parcel in an "M-1" zone abuts the side of an "R" zone, there shall be a side yard of not less than seven (7) feet. In all cases, on a corner lot or parcel, there shall be a side yard setback of ten (10) feet from exterior side property lines for corner building sites. In other cases, a side yard shall not be required.

c. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line.

d. Water Setbacks - All structures or similar permanent fixtures shall be set back from the high water line or mark along all water bodies a minimum distance of fifty (50) feet when measured horizontally at a right angle.

e. Agricultural setbacks - Any new structure requiring a building permit on a lot or parcel adjacent to EFU-zoned land which is currently used for or is suitable for agriculture use shall be set back a minimum of 100 feet from the common property line.

3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

4. Height - Maximum height for all structures shall be forty-five (45) feet.

5. Floodplain – Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740, Flood Hazard Overlay.
6. Signs - Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
 - a. Signs shall pertain only to goods and services sold on the premises.
 - b. No sign shall project above the building.
 - c. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage and shall be placed flat against the walls of the buildings with the exception of athletic field scoreboards which shall be the minimum size necessary for the intended purpose.
 - d. Signs shall not be placed upon walls or surfaces abutting an "A" or an "R" zone.
 - e. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.
 - f. Flashing, digital, electronic, and LED (light emitting diode) signs shall be prohibited except as is necessary for athletic scoreboards.
 - g. Signs capable of movement shall be prohibited.
 - h. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.
7. Parking - Off street parking shall be provided in accordance with Chapter 20.
8. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. The exterior of shielding and hooding materials shall be composed of non-reflective opaque materials. Athletic field lighting shall follow normal good practices.
9. Outdoor Storage - Outdoor storage must be enclosed by a sight obscuring fence, wall, or landscaping; all of which shall be maintained.

10. Design standards - Ground floor windows. The following criteria for ground floor windows are encouraged for all new commercial buildings.

- a. The window should equal at least 50 percent of the length and 25 percent of the height of the ground level wall area. Ground level wall area includes all exterior walls up to 9 feet above the finished grade. The window criteria apply to the ground level of exterior building walls that abut sidewalks or roads.
- b. Windows should allow views into either working areas, lobbies, pedestrian entrances, or displays.