

SECTION 3.604 “RC-TV-M2” TYGH VALLEY MEDIUM INDUSTRIAL ZONE

- A. Purpose: The purpose of the “RC-TV-M2” zone is to provide for the location of needed industrial uses which are not dependent upon urban services. The “RC-TV-M2” zone encourages orderly and compatible development of industrial uses while protecting the existing rural character of the area as well as preserving or enhancing the air, water and land resources of the area.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the “RC-TV-M2” zone shall comply with the following regulations.

- B. Permitted Uses: In the “RC-TV-M2” 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-M2” zone, the following small scale low impact commercial 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. Any manufacturing, processing, repair, research, assembly, wholesale or storage uses, excepting the manufacture of explosives, the slaughter of animals, and the rendering of fats.
2. 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, tobacco, wax, wire, wood yards, and paint not employing a boiling process.
3. Assembly, rebuilding, repair and maintenance of motor vehicles, including painting and upholstery.
4. Wood products manufacture but excluding paper and pulp manufacture and planing and lumber mill.
5. Retail or combination retail wholesale lumber and building materials yard, not including concrete mix.

6. 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.
 7. Welding, sheet metal or machine shop provided such use is wholly enclosed within a building.
 8. Transfer company and trucking companies.
 9. Laundry and cleaning service industries.
 10. Circus, rodeo or like activity.
 11. Similar manufacturing, repairing, fabricating, processing, parking or storage uses not listed above.
 12. Feed and seed store conducted wholly within a completely enclosed building except that package material may be stored in an enclosed outside yard.
 13. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19 (Standards for Energy Facilities).
 14. Utility facilities necessary for public service, except landfill.
 15. Veterinary clinic or kennel.
- D. Uses Permitted Conditionally: In the "RC-TV-M2" zone, the following small scale low impact 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 5 - Conditional Use Review, Chapter 10 – Fire Safety Standards, and this Chapter:
1. Concrete batching plants and the manufacture and sale of concrete products.
 2. One mobile home or watchman's quarters accessory to a permitted or conditional use.
 3. Mobile homes or recreational vehicles, as defined in Section 1.090, accessory to a permitted industrial use for the purpose of providing housing for personnel subject to the following additional criteria:
 - a. The request for the mobile home or recreational vehicle shall be submitted in writing. Such request shall state the roles of the persons who will occupy the mobile home or recreational vehicle and provide documentation of

employment with the permitted industrial use by at least one member of the household.

- b. The request shall meet all applicable County health and sanitation requirements.
- c. The location and use of the mobile home or recreational vehicle shall meet all other requirements of the zoning district.
- d. No conditional use for a mobile home or recreational vehicle shall be transferable to any other owner or occupant.
- e. Upon termination of the permitted industrial use or conditional use holders termination of employment with the permitted industrial use the conditional use mobile home or recreational vehicle shall be removed within sixty (60) days.

4. Automobile Service Stations.

5. Junk yard or automotive wrecking yard enclosed with a view-obscuring fence or wall.

6. Recreation areas and facilities, including but not limited to: golf courses.

7. Bulk storage of petroleum or gas.

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

9. A campground as defined by OAR 660-033-0130.

E. Property Development Standards

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

2. Setbacks

a. Front Yard - No structure other than a fence or sign shall be located closer than twenty (20) feet from the rights-of-way of a public road.

b. Side Yard - Where the side of a lot in the Medium Industrial Zone abuts the side of a lot in an "R" zone, there shall be a side yard of not less than seven (7) feet in width for buildings not exceeding two and one-half (2 & 1/2) stories in

height; for buildings exceeding two and one-half stories in height, such side yard shall be increased three (3) feet in width for every story or portion thereof that such buildings' height exceeds two and one-half stories.

On corner lots, there shall be a side yard on the street side of such lots of not less than ten (10) feet in width for buildings not exceeding two and one-half (2 & 1/2) stories in height; for buildings exceeding two and one-half stories in height, such side yard shall be increased three (3) feet for each story or portion thereof that such buildings exceed two and one-half stories in height, but such side yard need not exceed twenty (20) feet in width.

Accessory buildings on a corner lot shall not project into the required side yard on the street side of such lot beyond the side of the main building on such lot. In other cases, a side yard for industrial or commercial buildings 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 streams or lakes 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 seventy-five (75) 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 - All outdoor storage must be enclosed by a sight obscuring fence, wall, or landscaping; all of which shall be maintained.