

SECTION 3.614 "RC-Wam M-2" WAMIC MEDIUM INDUSTRIAL ZONE

- A. Purpose: The purpose of the "RC-Wam-M-2" Medium Industrial Zone is to create, preserve and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "RC-Wam-M-2" Medium Industrial Zone shall comply with the following regulations.

- B. Permitted Uses: In the "RC-Wam-M-2" Medium Industrial Zone, the following 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, subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards:
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. Railroad yard, shipyard and barge docking facilities.
 3. Assembly, rebuilding, repair and maintenance of motor vehicles, including painting and upholstery.
 4. Wholesale business, storage warehousing, transfer company and trucking companies.
 5. Contractor's offices and equipment storage yard, or storage and rental of equipment commonly used by contractors.
 6. Light manufacturing, compounding or assembly, fabricating or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, metal, stone, canvas, bone, cellophane, cork, feather, fiber, shell, tobacco, wax, wire, wood yards, and paint not employing a boiling process.
 7. Welding and machine shop.
 8. Laundry and cleaning service industries.
 9. Wood products manufacture but excluding paper and pulp manufacture and planing and lumber mill.
 10. Retail or combination retail whole lumber and building materials yard, not including concrete mix.

11. Outdoor storage when enclosed by a fence, wall or sight obscuring landscaping; all of which shall be maintained.
12. Circus, rodeo or like activity.
13. Similar manufacturing, repairing, fabricating, processing, parking or storage uses not listed above.

C. Uses Permitted Conditionally: In the "RC-Wam-M-2" Medium Industrial Zone, the following uses and activities and their accessory buildings and uses are permitted in a building or buildings not exceeding 10,000 square feet 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 and Chapter 10 – Fire Safety Standards and this section:

1. One mobile home or watchman's quarters in conjunction with a permitted or conditional use.
2. Concrete batching plants and the manufacture and sale of concrete products.
3. Automobile Service Stations.
4. Junk yard or automotive wrecking yard enclosed with a view-obscuring fence or wall.
5. Recreation areas and facilities, including but not limited to golf courses.
6. Bulk storage of petroleum or gas.
7. Operations conducted for the exploration, mining and processing of aggregate and other minerals as subsurface resources.

D. 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, landscaped area, maintenance of setbacks and compatibility with adjacent areas.
2. Sewer and water requirements – Applicant must obtain approval for an on-site disposal system or if applicable obtain a Department of Environmental Quality (DEQ) Waste water Pollution control facility (WPCF) permit before approval or as a condition of approval of the land use permit.

3. The County shall notify the Wamic Water and Sewer District of land use actions made under this chapter.

4. 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 "RC-Wam-M-2" Medium Industrial Zone abuts the side of a lot in an "A" or 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.
5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
6. Height - Maximum height for all structures shall be seventy-five (75) feet.
7. Stream Setbacks - All structures, or similar permanent fixtures (except hydroelectric facilities) 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. Exception may be granted upon a demonstration that the proposed use will not have an adverse effect on streams or lakes.

8. 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 Damage Prevention.

9. Signs - No standard established except no sign shall be placed upon walls or surfaces abutting an "A" or an "R" zone.
10. Parking - Off street parking shall be provided in accordance with Chapter 20.
11. Site Plan Review - Provisions of Chapter 20 shall apply.
12. 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 the Columbia River.