

ARTICLE 23B

(ME) Rural Industrial

SECTION 3.23B.000 Purpose

The Rural Industrial classification is intended to maintain pre-existing rural area industrial uses and to create and enhance opportunities for small scale low impact and resource related industrial uses. It is also intended to provide for new uses that will not exceed the capacity of the area to provide water and absorb sewage. While uses located within this zone may provide employment opportunities, it is the intent of this zone to support resource related industries and rural levels of industrial development which have a limited impact on surrounding uses and communities and cities and which do not require public sewage disposal.

SECTION 3.23B.050 Permitted Uses, Small Scale Low Impact

In the ME zone, the following uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 7,500 sq. ft. of floor space and are subject to the general provisions and exceptions set forth by this ordinance.

1. Freight and truck storage, repair, service, staging and point of operation for resource related trucking operations such as log trucks, chip trucks and gravel trucks and their accessory equipment.
2. Welding and machine shop.
3. Wholesale business, storage buildings, warehouses and bulk fuel storage facilities.
4. Manufacturing or compounding of items used in the agricultural or forest products industry and other items which, due to impacts, are hazardous or incompatible in densely populated areas.
5. Storage of industrial equipment or supplies.

SECTION 3.23B.100 Permitted Uses, Generally

In the ME zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Industrial uses existing on or before December 31, 2000, not otherwise listed in this zone, and, if in a building or buildings, the total square footage does not exceed 7,500 square feet.
2. Resource related industrial uses that require proximity to rural resources and/or rely on rural resources in their day to day operation.

3. Non-resource industrial uses permitted under Goals 3 and 4.
4. Processing of aggregate and mineral resources or other subsurface resources.
5. Operations conducted for the exploration of aggregate and mineral resources or other subsurface resources.
6. One mobile home or watchman's quarters in conjunction with a permitted or conditional use.

SECTION 3.23B.125 Industrial Development Standards authorized by the 2003 and 2005 State Legislature

The 2003 State Legislature enacted law (HB 2614 and HB 2691) and in 2005 (HB 2458), that is designed to encourage industrial development on qualifying lands outside of city urban growth boundaries.

1. The following standards apply to industrial development on lands that were planned and zoned for industrial use as of January 1, 2004:
 - a. Location: A qualifying site must be located outside of a city urban growth boundary (UGB), and may not be closer than three miles from a UGB containing a population of 20,000 or more (Roseburg).
 - b. Building Size: Subject to the permit approval process, there shall be no limitations on the size or type of industrial buildings authorized.
 - c. Sewer facilities: Subject to DEQ approval, on-site sewer facilities may be allowed to serve authorized industrial development on qualifying lands, but shall be limited in size to meet only the needs of the authorized industrial use.
 - d. Other uses not permitted: On qualifying lands, the Approving Authority may not allow retail, commercial, or non-accessory residential development.
 - e. Notice to cities: At least 21 days prior to taking action, notice of a pending industrial development (including sewer facilities serving the development) under this section shall be sent to any city with an urban growth boundary within 10 miles of the subject site. If the city objects to the pending development, the city and County shall negotiate to establish conditions of approval, or changes in the development, to mitigate concerns raised by the city.
2. The following standards apply to any land identified as an abandoned or diminished mill site regardless of current zoning:

- a. An “abandoned or diminished mill site” is a former or current wood products mill site that was closed after January 1, 1980, or has been operating at less than 25% of capacity since January 1, 2003, and contains, or contained, permanent buildings used in the production or manufacturing of wood products. The County shall identify and determine the boundaries of abandoned or diminished mill sites (the boundary may only include those areas that were improved for the processing or manufacturing of wood products).
- b. Sites identified by the County may be changed (either legislatively or through the quasi-judicial process) to an Industrial Plan and Zone designation to allow any level of industrial use without review under statewide planning goals 2, 3, 4, 11 and 14.
- c. Location: The site must be located outside of a city UGB.
- d. Building Size: Subject to the permit approval process, there shall be no limitations on the size or type of industrial buildings authorized.
- e. Sewer facilities: Subject to DEQ approval, on-site sewer facilities, or the extension of sewer facilities from a city UGB or County urban unincorporated area, may be allowed to serve authorized industrial development on qualifying lands, but shall be limited in size to meet only the needs of the authorized industrial use.
- f. Lands rezoned for industrial use under this provision may not later be rezoned for retail, commercial, or other non-resource uses unless a Quasi-Judicial Plan Amendment and exception has been approved by the Approving Authority.

SECTION 3.23B.150 Buildings and Uses Permitted Conditionally

In the ME zone, the following uses and their accessory buildings and uses are permitted subject to the provisions of 2.060.1 and Article 39 of this chapter.

1. Salvage yard.
2. Automobile wrecking yard.
3. Slaughterhouse.
4. Manufacture and/or storage of explosives.
5. Mining of aggregate and mineral resources or other subsurface resources.
6. Disposal site (not to be visible from a public arterial roadway).

SECTION 3.23B.200 Property Development Standards

- 1. Area:**
 - a. No standard established, except that:
 - i. the site shall be of sufficient size to accommodate an on-site sewer system and water system, unless such system can be accessed by easement or water is to be provided by a public provider.
- 2. Coverage:**
 - a. Full coverage is allowable provided that minimum space for servicing, deliveries, and building access have been provided.
 - b. Buildings supporting a use existing on or before December 31, 2000, may be expanded up to 7,500 sq. ft.
- 3. Setbacks:**
 - a. Front Yard: Fifteen (15) feet from the public right-of-way.
 - b. Side and Rear Yard: Side and rear yards shall be a minimum of five (5) feet.
 - c. Vision Clearance: Vision clearance on corner properties shall be at least 10 feet.
 - d. Resource Land: Any development which is abutting a Goal 3 or Goal 4 resource zone shall have no structures other than a fence or sign located closer than 25 feet from the Goal 3 or Goal 4 designated land.
- 4. Height:** No structure shall exceed a height of 50 feet.
- 5. Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs may be illuminated but may not be of the flashing or moving type.
 - c. The total sign area of all signs on the property shall be limited to ninety-six square feet.
 - d. Signs shall be in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.
- 6. Parking:** Off-street parking shall be provided in accordance with Article 35.

7. **Environmental Quality:** All uses in the ME zone shall comply with standards adopted by the Environmental Quality Commission for air, land, water and noise.
8. **Access:**
 - a. Access improvements may be required by Douglas County, on County Roads, for uses authorized in the ME zone. Such improvements shall be directly related to the impact of the use on adjacent properties and vehicular movement.