

Urban Manufacturing General Provisions

11.15.5005 Area Affected

MCC .5005 through .5065 shall apply to those lands designated LM, GM and HM on the Multnomah County Zoning Map.

11.15.5010 Purposes

The purposes of the Urban Manufacturing Districts are to provide for the designation of suitable lands for industrial use, economic growth and development; to assure the stability and functional aspects of existing and planned industrial areas and of employment opportunities by protecting potential industrial lands from encroachment by non-industrial or incompatible uses; to accommodate a diversified economy and a complementary blend of uses; to provide for industrial land use classification by types of uses in relation to similar and associated activities and off-site effects; to reinforce community identity; to establish standards and requirements necessary to the realization of the Comprehensive Plan policies while affording maximum opportunities for the location and development of industrial uses; to encourage the conservation of energy resources and to establish approval criteria and development standards for the location of supportive uses and services consistent with the Comprehensive Plan.

Table of Contents

11.15.5005 Area Affected

11.15.5010 Purposes

11.15.5015 Lot of Record

11.15.5020 Access

11.15.5025 Exceptions to Dimensional Requirements

11.15.5030 Lot Sizes for Conditional Uses

11.15.5035 Off-Street Parking and Loading

11.15.5040 Airport-Related and Other Commercial Use Approval Criteria

11.15.5045 Industrial Area Retail and General Commercial Use Approval Criteria

11.15.5050 Conditional Use of Land Reclassified from Urban Future to Urban Immediate

11.15.5055 Provisions for Pre-Existing Uses

11.15.5060 Design Review

11.15.5065 Appeal of Administrative Decision

11.15.5015 Lot of Record

- A. For the purposes of these districts, a Lot of Record is a parcel of land for which a deed or other instrument dividing land was recorded with the Department of Administrative Services, or was in recordable form prior to July 26, 1979.

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- B. No sale or conveyance of any portion of a lot, other than for a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot with less than the area or width requirements of the district.

11.15.5020 Access

- A. Any lot in these districts shall have access from a public street or from a private street approved under MCC 11.45, the Land Division Chapter.
- B. Access shall be improved according to the provisions of the Street Standards Chapter, MCC 11.60, for public streets, or the Site Development Standards Chapter for private streets.

11.15.5025 Exceptions to Dimensional Requirements

- A. When a lot has been included in a future street plan approved under MCC 11.45, the Land Division Chapter, development of that lot, including area and setback requirements, shall be in compliance with the street and lotting pattern of that future street plan, or approved revision thereof, under MCC 11.45.180 of the Land Division Chapter.
- B. Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 30 inches.
- C. Open porches or balconies, not more than 30 inches in height and not covered by a roof or canopy, may extend or project into a required rear yard not more than four feet, and such porches may extend into a required front yard not more than 30 inches.
- D. Buildings, structures, required parking, loading or landscaping shall be set back to provide for street widening in the event the lot abuts a street having a width less than that specified for the functional classification by MCC Chapter 11.60.
- E. A fence, lattice work, screen, plantings, wall or similar feature with a maximum height of six feet may be located in any required yard, except that for a corner lot there shall be no sight obstruction between three feet and ten feet in height above street grade within a triangular area having two sides 20 feet in length along the property lines measured from the corner.
- F. Except as provided in the LF district, chimneys, antennae, mechanical equipment, storage towers or similar structures may exceed height maximums established by ordinance if located at least 20 feet from any property line.

11.15.5030 Lot Sizes for Conditional Uses

Except as otherwise established by this Chapter, the lot size for a Conditional Use shall be determined by the approval authority at the time of approval of the use, based upon:

- A. The site size needs of the proposed use;
- B. The nature of the proposed use in relation to its impacts on or from nearby properties or uses;
and
- C. Consideration of the purposes of the district.

11.15.5035 Off-Street Parking and Loading

Off-street parking and loading shall be provided as required by MCC .6100 through .6148.

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

11.15.5040 Airport-Related and Other Commercial Use Approval Criteria

In approving an airport-related commercial use under prescribed conditions, the approval authority shall find that the proposal will:

- A. Be located within two miles of a public airport;
- B. Be located within a five minute drive of the airport terminal assuming a trip can be made at an average of 75% of the posted speed limits applicable;
- C. Comply with MCC .2946 regarding signs;
- D. Include a commitment to make improvements required by MCC 11.60, and rules adopted thereunder;
- E. Provide access in the manner described in MCC .4018(A);
- F. Provide parking as specified in MCC .6100 through .6148, except that not more than 125% of the required number of spaces shall be provided;
- G. Be within one-quarter mile of a public transit stop or other passenger pickup and delivery service to and from the airport;
- H. Comply with the dimensional standards of MCC .5140(A); an exception as described in MCC .5140(B) shall not be required;
- I. Provide that any outside storage of vehicles shall include:
 - A. 25 square feet of landscaping within storage areas for every 20 vehicle spaces, or
 - B. A sight-obscuring screen, not to be less than a solid hedge capable of growth to six feet in height and three feet in width within two growing seasons, or a solid fence at least six feet high;
- J. Provide that outside storage of any other tangibles shall include a sight-obscuring screen as described in subpart (I)(2) above;
- K. Not incorporate blue colored lights or rows of lights resembling aircraft guidance lighting; and
- L. Provide that any noise-sensitive uses, such as a hotel, motel or office, shall be designed for an interior noise level not to exceed 45 L_{dn}.

11.15.5045 Industrial Area Retail and General Commercial Use Approval Criteria

In approving a retail or general commercial use as a Conditional Use, the approval authority shall find that the proposal:

- A. Will satisfy the applicable elements of Comprehensive Plan policies:
 - 1. No. 5, Economic Development,
 - 2. No. 19, Community Design,
 - 3. No. 22, Energy Conservation,
 - 4. No. 23, Redevelopment,
 - 5. No. 27, Commercial Location,
 - 6. No. 28, Strip Development,

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- 7. No. 30, Industrial Location,
 - 8. No. 35, Public Transportation,
 - 9. No. 36, Transportation System Development Requirements, and
 - 10. No. 40, Development Requirements;
- B. Will satisfy a public need for the use which cannot be met on property in the vicinity which is classified or designated in the Comprehensive Plan to permit the use;
 - C. Will satisfy the approval criteria and development standards for the use as specified in the urban commercial district in which the use is permitted; and
 - D. Will satisfy the approval criteria of MCC .5040(C) through (G).

11.15.5050 Conditional Use of Land Reclassified from Urban Future to Urban Immediate

- A. Notwithstanding the other use provisions of an Urban Manufacturing District, a use listed in the district shall be a Conditional Use when located on a lot reclassified from Urban Future to Urban Immediate under a unique situation.
- B. Approval of a use under this section shall be subject to the procedural provisions of MCC .7105 through .7640 and a finding by the approval authority that:
 - 1. The Growth Management Policy of the Comprehensive Plan has been satisfied, and
 - 2. There is a unique situation such that the lot is the only available lot in Multnomah County on which the use can best be located.
- C. The provisions of this section shall cease to apply to a lot or to any use thereon upon conversion of the lot to the Urban Immediate designation under other than a unique situation.

11.15.5055 Provisions for Pre-Existing Uses

- A. A use listed as a Conditional Use in the Urban Manufacturing Districts, which was legally established prior to July 26, 1979, shall be deemed conforming and not subject to the provisions of MCC .8805, provided, however, that:
 - 1. Any change from one Conditional Use permitted in the district to another such Conditional Use shall be subject to approval under the Conditional Use provisions of the district; and
 - 2. Any alteration of such Conditional Use listed in the district shall be subject to design review under the provisions of MCC .7805 through .7865.
- B. A use conforming to the provisions of Ordinance No. 100 prior to July 25, 1979, but not thereby listed in the applicable district as a Primary Use, a Use Under Prescribed Conditions or a Conditional Use, is subject to the provisions of MCC .7605 through .7640.

11.15.5060 Design Review

Uses in these districts shall be subject to Design Review approval under MCC .7805 through .7865.

11.15.5065 Appeal of Administrative Decision

A decision by the Planning Director on an application for a Use Permitted Under Prescribed Conditions may be appealed by the applicant to the approval authority in the manner provided in MCC .8290 and .8295.

Urban Light Manufacturing

This district is defined as an Urban Light Manufacturing District.

11.15.5105 Purposes

In addition to the purposes listed in MCC .5010, the purposes of the Urban Light Manufacturing District are to permit location of light industrial, manufacturing and storage uses in close proximity to residential and commercial areas where appropriate; to provide for local concentrations of employment opportunities near living areas; to accommodate the location of incubator industries having low off-site effects and to provide a transition between more intensive industrial activities and residential or commercial areas.

Table of Contents

11.15.5105 Purposes

11.15.5110 Area Affected

11.15.5115 Uses

11.15.5120 Primary Uses

11.15.5125 Uses Permitted Under Prescribed Conditions

11.15.5130 Conditional Uses

11.15.5135 Dimensional Requirements

11.15.5140 Landscaped Buffer Area

11.15.5110 Area Affected

MCC .5105 through .5140 shall apply, in addition to the provisions of .5005 through .5065, to those lands designated LM on the Multnomah County Zoning Map.

11.15.5115 Uses

Except as otherwise provided in this Chapter, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for those listed in MCC .5120 through .5130.

11.15.5120 Primary Uses

The following uses, conducted within an enclosed building:

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- A. The manufacture, compounding, processing, packaging, treatment, storage or wholesale distribution of such products as bakery goods, fruits, vegetables, sea foods, dairy products, candy, confections, beverages including brewing and bottling, miscellaneous food products, ice and cold storage plant, drugs, pharmaceuticals, perfumes, toilet soaps, toiletries, barber and beauty supplies, and similar items, but not sauerkraut, vinegar or pickles manufacture;
- B. The manufacture, compounding, assembling, treatment, storage or wholesale distribution of articles or merchandise from previously prepared materials such as bone, cellophane, canvas, cloth, cork, feathers, felt, fur, glass, hair, foam, lacquer, leather (but not tanning), paper or paperboard, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (except as provided in the GM and HM districts), yarns and paints;
- C. The manufacture, assembly, packaging, repair, storage or wholesale distribution of articles such as electrical appliances, lighting and communication equipment, electronic, radio or television equipment, parts or accessories, professional, scientific, optical, photographic or controlling instruments, amusement devices, small parts assembly, jewelry, musical instruments, toys, sporting goods, novelties, rubber or metal stamps;
- D. The manufacture, finishing, refinishing, repair, storage or wholesale distribution of furniture, office or store fixtures, small boats, upholstery, cabinets, office, computing or accounting machines, electric and neon signs, billboards and other signs;
- E. Business, professional, executive, administrative, wholesale, contractor or similar office, clinic, service or studio, trade, business or commercial school, research, experimental or testing laboratory;
- F. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting, or photo processing;
- G. Building, building maintenance, plumbing, electrical, heating, roofing, glass, landscaping, painting or similar contractor's office, shop, warehouse, equipment sales or maintenance;
- H. Retail or wholesale lumber, building materials, garden supplies sales and tools, or small equipment sales, rental, repair or servicing;
- I. Laundry for carpets, uniforms, linens, rags, rugs and similar items, dyeing plant, dry cleaning not using explosive or inflammable materials;
- J. Automobile, light truck, motorcycle and recreational vehicle repair or maintenance, body and fender work, painting, parts and glass replacement, upholstery, engine, radiator or battery rebuilding, tire recapping, commercial, industrial or fleet vehicle parking and auto detailing; *[Amended 1985, Ord.463 §2]*
- K. Metal or sheet metal shop, ornamental iron works, welding, blacksmithing, electroplating, tool and hardware manufacture, machine shop not using a drop hammer or large capacity punch press;
- L. Warehouse, furniture and household goods storage, moving equipment rental, distribution plant, parcel delivery, wholesaling of durable and non-durable goods, light and heavy equipment sales, rental or repair, fuel and ice distribution;
- M. Manufacture of non-structural clay products, ornamental clay, concrete, plaster or plastics casting, stone and purchased-glass products cutting, polishing or installation;

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- N. Collection, recycling, sorting, baling or processing of previously used materials such as rags, paper, metals, glass or plastics; and
- O. Any use not listed in MCC .5125 or .5130, determined by the Planning Commission to be consistent with the purposes listed in MCC .5105.
- P. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

11.15.5125 Uses Permitted Under Prescribed Conditions

The following uses, subject to approval by the Planning Director when found to satisfy the required conditions and approval criteria:

- A. The open display for sale or rental of merchandise or equipment as a part of a primary use on the same lot, when located not less than ten feet from a street property line;
- B. The outside storage of merchandise, supplies or equipment, including small boats, trailers or recreational vehicles, and storage as part of a primary use on the same lot, but not including outside manufacturing, processing or assembly activities, when located within a sight-obscuring fence at least six feet in height and with no materials or equipment stacked in a manner so as to be visible above the top of the fence;
- C. The retail sales, rental or customer servicing within a building of products manufactured, processed, stored or distributed at wholesale as a primary use on the same lot when occupying not more than 15 percent of the floor area of the primary use and upon satisfaction of the approval criteria listed in subsection MCC .5040(E) through (F);
- D. Airport-related commercial or service uses, including a hotel or motel, restaurant, meeting or convention rooms, automobile rental or a travel or ticket office, upon satisfaction of the approval criteria of MCC .5040;
- E. Office, retail and service commercial uses generally serving the needs of industrial district customers or employees, including a snack bar, coffee or sandwich shop, restaurant, barber or beauty shop, bank, credit union office, automobile service station, racquet or health club or similar use and the drive-in, drive-up or drive-through services of any such use upon satisfaction of the approval criteria of MCC .5040(C) through (F) and (I) to (K);
- F. Uses and structures customarily accessory or incidental to a permitted or approved use, including living quarters for a caretaker or watchman and a railroad right-of-way, trackage and related equipment;
- G. Off-street parking and loading, developed as required under MCC .6100 through .6148;
- H. Temporary uses under the provisions of MCC .8705; and
- I. Ambulance service substations subject to approval by the Planning Director when found to satisfy the approval criteria of MCC 11.15.2719. *[Added 1982, Ord. 299 § 2]*
- J. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event.

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.5130 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

- A. Community Service Uses, under the provisions of MCC .7005 through .7741;*[Amended 1982, Ord. 330 § 2]*
- B. Conditional Uses, under the provisions of MCC .7105 through .7640;
- C. Office, retail or service commercial use listed as a Primary Use or Use Under Prescribed Conditions in the Urban General Commercial District, MCC .4208 and .4210, or the Urban Extensive Commercial District, MCC .4258 and .4260, when approved under the procedural provisions of MCC .7105 through .7640, and the approval criteria of MCC .5045;
- D. A use designated as a Conditional Use when located on a lot reclassified from Urban Future to Urban Immediate under a unique situation, as provided in MCC .5050, under the procedural provisions of MCC .7105 through .7640; and
- E. Contractor's heavy equipment storage and the incidental maintenance or repair of such equipment, under the procedural provisions of MCC .7105 through .7640, the applicable approval criteria of MCC .7120, and subject to additional findings by the approval authority that the proposal:
 1. Will have minimal adverse impact, taking into account location, size and operating characteristics on the value and appropriate development of abutting properties and the surrounding area; and
 2. Will provide for vehicular access to the proposed use without creating traffic congestion, nor hazardous conditions considering roadway capacity, proximity to street or driveway intersections, or freeway on-or off-ramps, speed limits, traffic signals other regulation devices, turning movements, pedestrian circulation and existing or projected traffic volumes. In determining such relationships, the approval authority shall consider the report and recommendation thereon of the County Engineer.

11.15.5135 Dimensional Requirements

- A. The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard setback, lot coverage, design review and other requirements of the district.
- B. Maximum height of any structure shall be 50 feet. *[Amended 1984, Ord. 451 § 2]*

11.15.5140 Landscaped Buffer Area

- A. A landscaped buffer area shall be established and maintained according to the applicable standards of MCC .7855. The buffer area shall have a minimum width:
 1. Of 50 feet along any property line which is adjacent to or across any street, slough, drainageway, railroad or other right-of-way from any land designated as residential by the Comprehensive Plan;

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

2. Of 25 feet along the right-of-way or from the high water line of any lake, slough, stream, drainageway or other waterway; and
3. Of 20 feet along a lot line adjacent to a street;
4. Equal to the building height, between a building in this district and a residential district lot line;
5. Of 10 feet between a parking, loading or vehicle maneuvering area and a residential district lot line; and
6. Of 25 feet between an outside storage or open display area and a residential district lot line.

B. Exception In acting on a final design review plan under MCC .7845 through .7855, the Planning Director may waive or modify a requirement of subsections MCC .5140(A)(l) through (6) upon a finding that:

1. An established building line renders the requirement inappropriate, or
 2. The factors listed in MCC .7860(C)(l)(a) through (d) are satisfied.
-

Urban General Manufacturing

This district is defined as an Urban General Manufacturing District

11.15.5205 Purposes

In addition to the purposes listed in MCC .5010, the purposes of the Urban General Manufacturing District are to provide for major concentrations of manufacturing and processing activities and for employment opportunities with convenient access for the labor force and to transportation facilities and material supplies; to designate points for the trans-shipment of raw materials and finished products; and to establish locations for major transportation facilities and uses.

Table of Contents

11.15.5205 Purposes

11.15.5210 Area Affected

11.15.5215 Uses

11.15.5220 Primary Uses

11.15.5225 Uses Permitted Under Prescribed Conditions

11.15.5230 Conditional Uses

11.15.5235 Dimensional Requirements

11.15.5240 Landscaped Buffer Area

11.15.5210 Area Affected

MCC .5205 through .5240 shall apply in addition to the provisions of MCC .005 through 5.065, to those lands designated GM on the Multnomah County Zoning Map.

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

11.15.5215 Uses

Except as otherwise provided in this Chapter, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .5220 through .5225.

11.15.5220 Primary Uses

The following uses, conducted within an enclosed building:

- A. Any use listed in MCC .5120 of the Urban Light Manufacturing District;
- B. The milling, processing, manufacture, storage or distribution of cereals, grains, dry animal feeds, yeast, pickles, vinegar or sauerkraut and the custom curing, canning, smoking or preserving of meat or meat products;
- C. The manufacture, weaving, knitting, dyeing or finishing of fabrics, textiles, felt, synthetics, plastics, resins or rubber, including mattresses or floor coverings;
- D. The manufacture or processing of soaps, detergents, cleaning preparations, paints, varnishes, lacquers, enamels and allied products, and dry cleaning using explosive fluids or materials;
- E. The manufacture, assembly or processing of prefabricated wood or structural wood products, millwork, veneer, building board, plywood, shingles, paper or paperboard or wooden containers and small boat building or repair;
- F. The manufacture of products of concrete, gypsum, plaster, clay or glass, and including bottles, brick, pipe, tile and similar products;
- G. Abrasives, asbestos, glass fiber and similar non-metallic or mineral products manufacture;
- H. The fabrication of metal products, machinery manufacture, electrical transmission, distribution and similar industrial equipment, cans and other metal containers manufacture, and including a foundry or the employment of a drop hammer or punch press;
- I. The manufacture, assembling, distribution or repair of motor vehicles, bicycles, aircraft, mobile homes, motor homes, recreational vehicles, including parts or equipment therefore, industrial car wash, automobile wrecking in a building;
- J. Bus, truck, fleet or heavy equipment maintenance, repair or storage, freight, truck or waterfront terminal, freight handling or forwarding; and
- K. Any use not listed in MCC .5225 or .5230, determined by the Planning Commission to be consistent with the purposes listed in MCC .5205.
- L. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

11.15.5225 Uses Permitted Under Prescribed Conditions

The following uses, subject to approval by the Planning Director, when found to satisfy the required conditions and approval criteria:

- A. The uses listed in MCC .5125(A) through (E) of the Urban Light Manufacturing District, except automobile wrecking yards;

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- B. A railroad switching or freight yard, a truck freight yard and log storage, dumping or rafting, upon satisfaction of air and water quality and noise level standards established under Comprehensive Plan Policy No. 13;
- C. Uses and structures customarily accessory or incidental to a permitted or approved use, including living quarters for a caretaker or watchman, and a railroad right-of-way, trackage and related equipment;
- D. Off-street parking and loading, developed as required under MCC .6100 through .6148;
- E. Temporary uses under the provisions of MCC .8705; and
- F. Ambulance service substations subject to approval by the Planning Director when found to satisfy the approval criteria of MCC 11.15.2719. *[Added 1982, Ord. 299 § 2]*
- G. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.5230 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

- A. Community Service Uses, under the provisions of MCC .7005 through .7041;
[Amended 1982, Ord. 330 § 2]
- B. Conditional Uses under the provisions of MCC .7105 through .7640;
- C. Under the procedural provisions of MCC .7105 through .7640, the uses listed in MCC .5130(C) and (D) of the Urban Light Manufacturing District; and
- D. Under the procedural provisions of MCC .7105 through .7640, an automobile wrecking storage yard, upon a finding that the proposal will:
 - 1. Satisfy the applicable elements of Comprehensive Plan policies:
 - a. No. 5, Economic Development,
 - b. No. 19, Community Design,
 - c. No. 22, Energy Conservation,
 - d. No. 30, Industrial Location, and
 - e. NO. 40, Development Requirements;
 - 2. Include the removal of parts from vehicles by hand tools or cutting torch only; and
 - 3. Confine vehicle demolition to an enclosed building.

11.15.5235 Dimensional Requirements

- A. The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard, setback, lot coverage, design review and other requirements of the district.
- B. Maximum height of any structure 50 feet.

[Amended 1984, Ord. 451 § 2]

11.15.5240 Landscaped Buffer Area

A landscaped buffer area shall be established and maintained as required under MCC .5140 of the Urban Light Manufacturing District.

Urban Heavy Manufacturing

This district is defined as an Urban Heavy Manufacturing district

11.15.5305 Purposes

In addition to the purposes listed in MCC .5101, the purposes of the Urban Heavy Manufacturing District are to provide for the location of basic or primary processing industries essential to the regional economy; to establish separation and other standards designed to mitigate adverse off-site effects characteristic of certain uses, and to provide for industrial uses unsuitable for location in the LM and GM districts.

Table of Contents

- 11.15.5305 Purposes
- 11.15.5310 Area Affected
- 11.15.5315 Uses
- 11.15.5320 Primary Uses
- 11.15.5325 Uses Permitted Under Prescribed Conditions
- 11.15.5330 Conditional Uses
- 11.15.5335 Dimensional Requirements
- 11.15.5340 Landscaped Buffer Area

11.15.5310 Area Affected

MCC .5305 through .5340 shall apply, in addition to the provisions of MCC .5005 through .5065, to those lands designated HM on the Multnomah County Zoning Map.

11.15.5315 Uses

Except as otherwise provided in this Chapter, no building structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .5320 through .5330.

11.15.5320 Primary Uses

The following uses, conducted within an enclosed building or sight-obscuring fence at least six feet in height with no materials or equipment stacked in a manner so as to be visible above the top of the fence:

- A. Any use listed in MCC .5220 of the Urban General Manufacturing District;
- B. The manufacturing, mixing or storage of chemicals or adhesives and including agricultural or industrial insecticides, fungicides and similar products;
- C. Automobile wrecking, scrap metal, salvage or junk yard or processing;
- D. Blast furnace, boiler works, drop forging, ore reduction or primary metals manufacturing or rolling mill;
- E. Boat, barge or ship building or repair;
- F. Construction equipment, heavy equipment or railroad equipment or rolling stock manufacturing; and
- G. Sawmill, planing mill, pulp or paper manufacturing.
- H. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

11.15.5325 Uses Permitted Under Prescribed Conditions

The following uses, subject to approval by the Planning Director when found to satisfy the required conditions and approval criteria:

- A. The uses listed in MCC .5225(A) and (B) of the Urban General Manufacturing District;
- B. The following uses, located not less than 500 feet from a boundary line of the HM District:
 - 1. The manufacture, refining, reclaiming or storage of petroleum or coal products including asphalt, creosote, paving or roofing materials;
 - 2. The manufacture, pressurizing or storage of gas or gas products;
 - 3. Acid, cement, lime, gypsum or plaster of Paris manufacture, rock crushing, concrete batching plant;
 - 4. Animal slaughtering, rendering or packaging plant, canning, curing, preserving or smoking of meat products, pet food manufacture, the distillation of bones, a stockyard or feed lot, the raising of swine, fowl, or fur-bearing animals, leather tanning, sugar refining;
 - 5. An incinerator for the reduction of garbage, offal, dead animals or refuse, fertilizer manufacture; and
 - 6. Explosives manufacture or storage;

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- C. Uses and structures customarily accessory or incidental to a permitted or approved use, including living quarters for a caretaker or watchman, and a railroad right-of-way, trackage and related equipment;
- D. Off-street parking and loading, developed as required under MCC .6100 through .6148; and
- E. Temporary uses under the provisions of MCC .8705.
- F. Ambulance service substations subject to approval by the Planning Director when found to satisfy the approval criteria of MCC 11.15.2719. *[Added 1982, Ord. 299 § 2]*
- G. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.5330 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

- A. Community Service Uses, under the provisions of MCC .7005 through .7030;
- B. Conditional Uses, under the provisions of MCC .7105 through .7641; and *[Amended 1982, Ord. 330 § 2]*
- C. Under the procedural provisions of MCC .7105 through .7740, the uses listed in MCC .5130(C) and (D) of the Urban Light Manufacturing District.

11.15.5335 Dimensional Requirements

- A. The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard, setback, lot coverage, design review and other requirements of the district.
- B. Maximum height of any structure shall be 60 feet. *[Amended 1984, Ord. 451 § 2]*

11.15.5340 Landscaped Buffer Area

A landscaped buffer area shall be established and maintained as required under MCC .5140 of the Urban Light Manufacturing District.