

## 2.04 Industrial and Public Zones

- A. The City of Woodburn is divided into the following industrial and public zones:
1. The Light Industrial (IL) zone, which is intended for industrial activities that include land-intensive activities;
  2. The Industrial Park (IP) zone, which is intended for light industrial activities in a park-like setting;
  3. The Public and Semi-Public (P/SP) zone, which is intended for public uses, parks, schools and cemeteries.
  4. The Southwest Industrial Reserve (SWIR), which is intended for high technology and research development activities;
- B. Approval Types (Table 2.04A)
1. Accessory Uses (A) are allowed outright, subject to the general standards of this Ordinance.
  2. Conditional Uses (CU) may be allowed, subject to the general development standards of this Ordinance and conditions of Conditional Use approval.
  3. Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.
  4. Special Permitted Uses (S) are allowed outright, subject to the general development standards and the special development standards of Section 2.07.
  5. Specific Conditional Uses (SCU) may be allowed, subject to the general development standards of this Ordinance, the specific standards of Section 2.08, and conditions of Conditional Use approval.

<b>Uses Allowed in Industrial Zones</b>											
<b>Table 2.04A</b>											
Use					Zone						
Accessory Uses (A)		Conditional Uses (CU)		Permitted Uses (P)		IL	IP	P/SP	SWIR		
Special Permitted Uses (S)		Specific Conditional Uses (SCU)									
A	Civic Uses										
1	Golf driving range							P	P	CU	
2	Parks, play grounds and associated activities, golf courses without a driving range									P	
3	Public administration, aquatic facilities, fire protection, government and public utility buildings and storage yards							P	P	CU	P

**Uses Allowed in Industrial Zones  
Table 2.04A**

Use		Zone			
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		IL	IP	P/SP	SWIR
4	Rights-of-way, easements and improvements for streets, water, sanitary sewer, gas, oil, electric and communication lines, stormwater facilities and pump stations.	P	P	P	P
5	Trade schools	P	P	CU	P
<b>B</b>	<b>Commercial Retail and Services</b>				
1	Ambulance service	P	P		
2	Automotive maintenance and gasoline stations, including repair services	P	P		
3	Business services		P		P
4	Contractors: a. Flooring and roofing b. Equipment and machinery c. Glass and glazing d. Masonry, drywall, insulation and tile contractors e. Other types of contractors	P	P		
5	Delivery services	S	S	S	S
6	Fitness and recreational sports	P	P		P
7	Hospitals and ancillary uses		P	CU	P
8	Restaurants and drinking places	P	P		P
<b>C</b>	<b>Industrial</b>				
1	Auction houses, except livestock and poultry sales	CU			
2	Automotive wrecking yards	CU			
3	Charter buses, special needs transportation, transit system, school transportation, limousine service and taxi service	P	P		
4	Chemical manufacturing	CU	CU		
5	Recycling center	CU	CU		
6	Asphalt or Portland cement concrete batch plant	CU	CU		
7	Commercial and industrial equipment repair, transit and ground transportation	P	CU		

**Uses Allowed in Industrial Zones  
Table 2.04A**

Use		Zone			
		IL	IP	P/SP	SWIR
Accessory Uses (A) Special Permitted Uses (S)	Conditional Uses (CU) Specific Conditional Uses (SCU)	Permitted Uses (P)			
8	Electronic and other electrical equipment and components, including manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy; electricity distribution equipment; electrical industrial apparatus; household appliances; electrical lighting and wiring equipment; radio and television receiving equipment; communications equipment; electronic components and accessories; and other electrical equipment and supplies	P	P		P
9	Fabricated metal products, including fabricating ferrous and non-ferrous metal products such as metal cans, tin ware, hand tools, cutlery, general hardware, non-electric heating apparatus, fabricated structural metal products, metal forgings, metal stampings, and metal and wire products	CU			P
10	Industrial and commercial machinery and computer equipment, including engines and turbines; farm and garden machinery; construction, mining, and oil field machinery; elevators and conveying equipment; hoists, cranes, monorails, trucks and tractors; metalworking machinery; special industry machinery; general industrial machinery; computer and peripheral equipment and office machinery; and refrigeration and service industry machinery	P	P		P
11	Heavy equipment and motor vehicle sales: a. Manufactured home dealers b. Motor vehicle and parts dealers, including new cars, used cars, recreational vehicles, motorcycles, boats, parts and tire dealers c. Truck dealers, including new trucks, used trucks, parts and tire dealers d. Tractor and farm machinery and equipment dealers e. Farm, garden and landscaping supplies	S	S		
12	Manufacturing: a. Beverage, food and tobacco b. Furniture and related products c. Leather and allied products d. Paper, limited to assembly e. Miscellaneous manufacturing f. Plastics and rubber g. Textile products	P	P		

**Uses Allowed in Industrial Zones  
Table 2.04A**

Use		Zone			
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		IL	IP	P/SP	SWIR
13	Motor freight transportation and warehousing, including local or long-distance trucking or transfer services, storage of farm products, furniture and other household goods, and commercial goods	P	CU		P
14	Non-depository credit institutions engaged in extending credit in the form of loans, but not engaged in deposit banking		P		P
15	Paper manufacturing	CU			
16	Parking lots and garages	P	P		
17	Petroleum and coal products manufacturing with all storage underground	CU			
18	Printing, publishing, and allied industries	P	P		P
19	Professional services		P		P
20	Stone, clay, glass, and concrete products including manufacturing flat glass, other glass products, cement, structural clay products, pottery, concrete and gypsum products, cut stone, abrasive and asbestos products, and other products from materials taken principally from the earth in the form of stone, clay, and sand	P			P
21	Telecommunication facilities subject to Section 2.08.03	SCU	SCU		SCU
22	Wholesale trade in durable and non-durable goods	P	P		P
23	Wood product manufacturing	P	CU		
D	Miscellaneous				
1	Facilities during construction	S	S	S	S
2	Fence or free-standing wall	A	A	A	A

<b>Uses Allowed in Industrial Zones</b>					
<b>Table 2.04A</b>					
Use		Zone			
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		IL	IP	P/SP	SWIR
3	Temporary outdoor marketing and special event: a. Arts and crafts b. Food and beverages, including mobile food services c. Seasonal sales of fireworks, Christmas trees, produce or plant materials d. Amusement rides and games e. Entertainment f. Any other merchandise or service which is neither accessory to a primary, permanent use of the property, nor marketed by employees of that permanent use	S	S	S	S
E	Residential				
1	One dwelling unit in conjunction with an industrial use	P	P	P	P

C. Development Standards (Tables 2.04B-E)

<b>Light Industrial (IL) - Site Development Standards</b>		
<b>Table 2.04B</b>		
Lot Area, Minimum (square feet)		No minimum
Lot Width, Minimum (feet)		No minimum
Lot Depth, Minimum (feet)		No minimum
Street Frontage, Minimum (feet)		No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)		10 <sup>1</sup>
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use	30
	Abutting a commercial or industrial zone	0 or 5 <sup>2</sup>
Setback to a private access easement, Minimum (feet)		5
Lot Coverage, Maximum		Not specified <sup>3</sup>
Building Height, Maximum (feet)	Primary or accessory structure	70
	Features not used for habitation	100
<p>1. Measured from the Special Setback (Section 3.03.02), if any.</p> <p>2. A building may be constructed at the property line, or shall be set back at least five feet.</p> <p>3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</p>		

**Industrial Park (IP) - Site Development Standards  
Table 2.04C**

Lot Area, Minimum (square feet)		No minimum
Lot Width, Minimum (feet)		No minimum
Lot Depth, Minimum (feet)		No minimum
Street Frontage, Minimum (feet)		No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)		10 <sup>1</sup>
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use	30
	Abutting a commercial or industrial zone	0 or 5 <sup>2</sup>
Setback to a Private Access Easement, Minimum (feet)		5
Lot Coverage, Maximum		Not specified <sup>3</sup>
Building Height, Maximum (feet)	Primary or accessory structure	45
	Features not used for habitation	70
<ol style="list-style-type: none"> <li>1. Measured from the Special Setback (Section 3.03.02), if any.</li> <li>2. A building may be constructed at the property line, or shall be set back at least five feet.</li> <li>3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</li> </ol>		

**Public/Semi-Public (P/SP) - Site Development Standards  
Table 2.04D**

Lot Area, Minimum		No minimum	
Lot Width, Minimum		No minimum	
Lot Depth, Minimum		No minimum	
Street Frontage, Minimum		No minimum	
Front Setback and Setback Abutting a Street, Minimum (feet)		20 <sup>1</sup>	
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use	20	
	Abutting a commercial or industrial zone	0 or 5 <sup>2</sup>	
Setback to a Private Access Easement, Minimum (feet)		5	
Lot Coverage, Maximum		Not specified <sup>3</sup>	
Building Height, Maximum (feet)	Primary or accessory structure	Outside Gateway subarea	35
		Gateway subarea	50
	Features not used for habitation		No minimum
<ol style="list-style-type: none"> <li>1. Measured from the Special Setback (Section 3.03.02), if any.</li> <li>2. A building may be constructed at the property line, or shall be set back at least five feet.</li> <li>3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</li> </ol>			

**Southwest Industrial Reserve (SWIR) - Site Development Standards  
Table 2.04E**

Lot Area, Minimum (square feet)		See Table 2.04F
Lot Width, Minimum (feet)		No minimum
Lot Depth, Minimum (feet)		No minimum
Street Frontage, Minimum (feet)		No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)		10 <sup>1</sup>
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use	30
	Abutting a commercial or industrial zone	0 or 5 <sup>2</sup>
Setback to a Private Access Easement, Minimum (feet)		5
Lot Coverage, Maximum		Not specified <sup>3</sup>
Building Height, Maximum (feet)	Primary or accessory structure	45
	Features not used for habitation	70
<p>1. Measured from the Special Setback (Section 3.03.02), if any.</p> <p>2. A building may be constructed at the property line, or shall be set back at least five feet.</p> <p>3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</p>		

**Southwest Industrial Reserve (SWIR) - Lot Standards  
Table 2.04F**

Development Subarea	Assessor's Tax Lot Number	Gross Acres	Buildable Acres	Required Lot Sizes (Acres)	Conceptual Lot Sizes (Acres)
A <sup>1</sup>	052W1100300	108	88	25-50	35
				10-25	15
				10-25	15
				5-10	8
				5-10	8
				2-5	4
				2-5	3
B <sup>2</sup>	052W1400200	9	22	10-25	15
	052W1400600	13		5-10	7
C	052W1400700	8		No standard	
D <sup>1,4</sup>	052W1400800	51	106	50-100	65
	052W1400900	43		25-50	33
	052W1401000	10		2-5	4
	052W1401100	22			
E <sup>2</sup>	052W1401200	4	4	2-5	4

**Southwest Industrial Reserve (SWIR) - Lot Standards**  
**Table 2.04F**

Development Subarea	Assessor's Tax Lot Number	Gross Acres	Buildable Acres	Required Lot Sizes (Acres)	Conceptual Lot Sizes (Acres)
F <sup>2,3</sup>	052W1301100	24	96	96	96
	052W1401500	59			
	052W1401600	25			
G <sup>1</sup>	052W2300100	50	46	25-50 5-10 2-5	35 8 3

1. Land division is permitted with master plan approval.
2. Land division is not permitted.
3. Shall be developed with a use with at least 300 employees.
4. 50-100 acre lot shall be developed with a use with at least 200 employees.

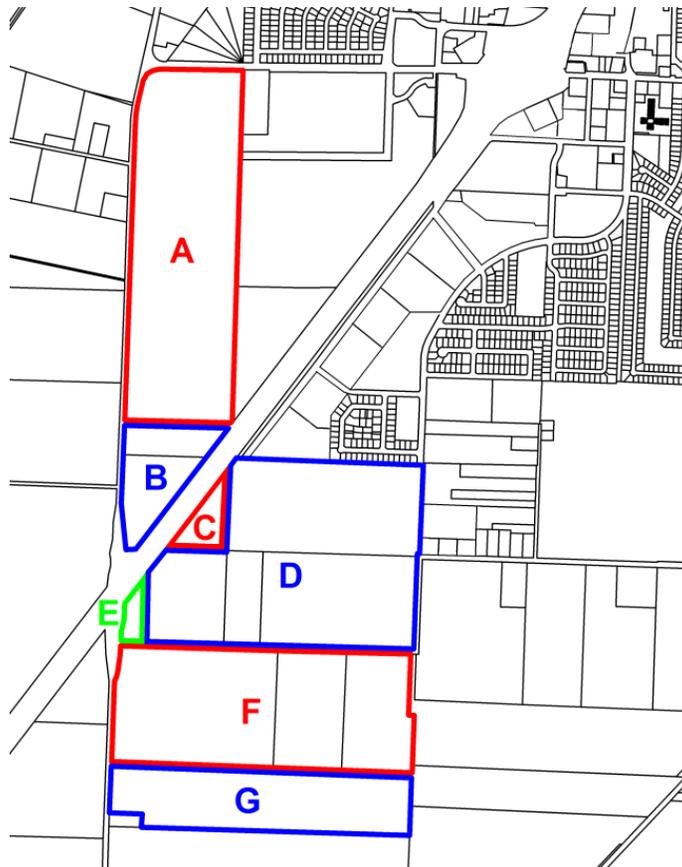


Figure 2.04A – SWIR Development Subareas