

3.2.400 – Industrial Districts

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3.2.405 Purpose and Applicability

(A) **Purpose.** The purpose of the Industrial Districts is to:

- (1) Broaden, improve, and diversify the Springfield economy while maintaining or enhancing environmental quality and Springfield’s natural heritage.
- (2) Provide certainty, predictability, and flexibility in the development of industrial development.
- (3) Make development decisions predictable and cost effective.

(B) **Applicability.** This section applies to development in the Campus Industrial (CI), Light Medium Industrial (LMI), Heavy Industrial (HI), and the Special Heavy Industrial (SHI) Districts. These districts are identified on the City’s official Zoning Map. Properties designated within each district that contain additional standards must comply with the provisions of the applicable district, except as may be modified by this section. The districts serve different uses as described below.

District	Location and Characteristics
Campus Industrial (CI)	This district is intended to provide opportunities for diversification of the local economy by offering prime sites in a campus environment for large-scale light manufacturing firms and research and development complexes emphasizing modern technology and employing skilled workers in family wage jobs. The term “campus” includes innovative building designs, enhanced landscapes, large open spaces, and substantial pedestrian amenities.
Light-Medium Industrial (LMI)	This district is intended to provide opportunities for the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there

	may be some outdoor storage. This designation also can accommodate supporting offices and Campus industrial uses.
Heavy Industrial (HI)	This district is intended to provide opportunities for the processing of large volumes of raw materials into refined materials and/or that have significant external impacts. Heavy Industrial transportation needs often include rail and truck. Less intensive industrial uses that are permitted in the LMI District are also permitted in this district.
Special Heavy Industrial (SHI)	This district is intended to provide opportunities to accommodate industrial developments that need large parcels, particularly those with rail access. Although the primary purpose of this district is to provide sites for heavy industries other industry is allowed.

3.2.410 Use Category Determination

(A) For the purpose of Section 3.2.400, uses and activities are classified into use categories on the basis of common functional, product, or physical characteristics, as described below.

- (1) **Determination of Use Category.** Uses are assigned to the category whose description most closely describes the nature of the primary use. Developments may have more than one primary use. Developments may also have one or more accessory uses.

When a use's category is not clearly identifiable, the Director, through an administrative action, determines the applicable use category. The Director will consider the following factors to determine what use category the use is in, and whether the activities constitute primary uses or accessory uses:

- (a) The description of the activity in relationship to the characteristics of each use category;
 - (b) The relative amount of site or floor space and equipment devoted to the activity;
 - (c) Relative amounts of sales from each activity;
 - (d) The customer type for each activity;
 - (e) The relative number of employees in each activity;
 - (f) Hours of operation;
 - (g) Building and site arrangement;
 - (h) Vehicles used with the activities;
 - (i) The relative number of vehicle trips generated by the activities;
 - (j) The signage for the proposed use(s) and activities;
 - (k) How the use advertises itself; and
 - (l) Whether the activities function independently of other activities on the site.
- (2) **Multiple uses.** When all of the primary uses of a development fall within one use category, then the development is assigned to that use category. When the primary uses of a development fall within different use categories, each primary use is

classified in the applicable category and is subject to the regulations for that category.

- (3) Determination of Similar Use Category.** Subject to prior submittal and approval of an application pursuant to Type 2 procedures, uses and development similar to those found in Table 3.2.420 may be allowed if found by the Director to be “clearly similar” to the uses and development allowed by Table 3.2.420. The applicant has the burden to provide sufficient information to allow the Director to make findings on the following criteria.

The Director must make findings that the proposed use is “clearly similar” based on the following criteria:

- (a)** The use and development are consistent with the purpose of this section.
- (b)** When compared with the uses and development permitted by Table 3.2.420, the use and development are similar to one or more of these uses and development based on an analysis of the:
 - (i)** Goods or services traded from the site;
 - (ii)** Bulk, size, and operating characteristics of the proposed use and development; and
 - (iii)** Parking demand, customer types, and traffic generation; and
- (c)** The use and development comply with the other applicable provisions of this Section.

Uses that are not “clearly similar” because they do not meet the standards above, may be allowed as a new use, according to the procedures and standards in section 5.11.100, Interpretations.

3.2.415 Industrial Use Categories

(A) Industrial Use – employment activities, including, but not limited to the use of land primarily for the manufacture, assembly, fabrication, processing, storage, logistics, warehousing, importation, distribution and transshipment, and research and development, that generate income from the production, processing, handling or distribution of goods and services, including goods and services in the traded sector as defined by ORS 285A.010.

(B) Heavy Manufacturing and Production

- (1)** “Heavy Manufacturing and Production” refers to the manufacturing from raw materials, processing from raw materials, or assembly of goods. Natural, human-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

(2) Examples of Heavy Manufacturing and Production uses include but are not limited to: lumber mills, pulp and paper mills, and other wood products manufacturing; manufacturing and processing of metals or metal products including enameling and galvanizing; biotechnology; manufacturing or processing of chemical, rubber, leather, clay, bone, plastic, stone, concrete, glass materials, or related products; manufacturing or production of food and beverage or related products; manufacturing of textiles or apparel; woodworking, including cabinet makers; the production of energy; and paper products or other similar materials manufacturing or processing.

(3) Exceptions

- (a) Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales and Service as found in SDC 3.2.300.
- (b) Manufacture and production of goods from composting organic material is classified as Waste-Related uses.

(C) Light Manufacturing, Fabrication, and Repair

(1) “Light Manufacturing, Fabrication, and Repair” refers to the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, human-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

(2) Examples of Light Manufacturing, Fabrication, and Repair uses include but are not limited to: manufacturing, fabrication, or repair of appliances, electronic equipment, furniture, signs, and similar goods; fabrication of metal or metal products; manufacturing, assembly, or repair of machinery, equipment, instruments, biotechnology; manufacturing of apparel or other finished goods made from canvas, cloth, fabrics, feathers, felt, leather, textiles, wool, yarn, or similar materials; finished woodworking and assembly, including cabinet makers; preparation of food and related products including catering establishments; breweries, distilleries, and wineries; media production facilities; and manufacturing of prefabricated or modular structures including manufactured homes and related components.

(D) Industrial Service

(1) “Industrial Service” refers to the repair or servicing of business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

(2) Examples of Industrial Service uses include but are not limited to: welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; storage of building materials; heavy truck servicing and repair; tire re-treading or recapping; contractors including building, heating, plumbing, electrical, or

similar; health, safety, first aid, and EMS service; printing, publishing and lithography; recycling operations; janitorial and building maintenance services including exterminators; fuel oil distributors; solid fuel yards; research, development, and testing laboratories or facilities; technology development and support centers; industrial laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

(3) Exceptions

- (a) Contractors and others who perform Industrial Services off-site are included in the office category, if equipment and materials are not stored at the site, and fabrication or similar work is not carried on at the site.
- (b) Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop.

(E) Warehouse and Wholesale sales

(1) Warehouse and Wholesale sales includes the wholesale storage or movement of goods by a company for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. "Warehouse" refers to the storage of finished and unfinished products and materials within an entirely enclosed building. This use may include facilities for regional wholesale distribution, if permitted by the applicable land use district. "Wholesale Sales" refers to the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

(2) Examples of Warehouse and Wholesale sales uses include but are not limited to: regional distribution headquarters including storage, wholesale warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; wholesale distribution centers; truck/ freight terminals; bus barns; parcel delivery services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials. Additionally, wholesale sales includes sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware, and office supplies.

(3) Exceptions

- (a) Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
- (b) Uses that engage primarily in sales to the general public are classified as Retail Sales and Service as found in SDC 3.2.300.
- (c) Uses that engage in sales on a membership basis are classified as Retail Sales and Service as found in SDC 3.2.300.

(F) Waste-Related

- (1) "Waste-Related" includes uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the biological decomposition of organic material. Waste-Related uses also include uses that receive hazardous wastes from others and are subject to the regulations of OAR 340-100, Hazardous Waste Management.
- (2) Examples of Waste Related uses include but are not limited to: sanitary landfills, limited use landfills, waste composting, energy recovery plants, sewer treatment plants, portable sanitary collection equipment storage and pumping, processing of waste, and hazardous-waste-collection sites.

(3) Exceptions

- (a) Disposal of clean fill, consisting of soil, rock, concrete, brick, building block, tile, or asphalt paving, which does not contain contaminants that could adversely impact public health and which does not contain putrescible waste, construction and demolition waste, or industrial solid waste, is not a Waste-Related use.
- (b) Sewer pipes that serve a development are considered a basic utility.
- (c) Recycling operations are not considered a Waste Related use. They are classified as an Industrial Service use.

- (G) Corporate or Regional Headquarters** – means a building or portion of a building in which people are employed in the management or direction of a business consisting of one or more companies, or divisions or groups of companies. This use must be directly associated with and subordinate to a permitted use or a use allowed with a Discretionary Use Permit on the same site.

Corporate or Regional Headquarters may be permitted as part of a large-scale light-manufacturing use or located within a business park. Corporate or Regional Headquarters also may be a stand-alone use. The acreage comprising standalone Corporate or Regional Headquarters site must be applied to the 40 percent gross acre standard for business parks. Corporate or Regional Headquarters must have at least 20 or more employees at the time of occupancy.

(H) Secondary Use

- (1) Secondary Use means a use that is integrated with the primary use, is not stand alone, and is not permitted in the absence of a primary use.
- (2) Examples of secondary uses include but are not limited to: eating and drinking establishments; personal services such as hair stylists, beauty, fitness, spa, shoe repair, dry cleaning, and tailors; child care facilities primarily serving employees; building maintenance services; industrial and professional equipment and supply stores; financial institutions including ATM's.

- (3) Retail, wholesale and service uses, either alone or in combination, cannot exceed 20 percent of the gross floor area of a building. These uses exclude any drive-through facility and must not primarily serve the general public. Except for ATMs, each use is limited to 2,500 square feet of gross floor area.
- (4) Child care facilities may exceed the 2,500 square foot standard in order to comply with size requirements.

(I) Accessory Use

- (1) Accessory Use means a use that is subordinate to the primary use.
- (2) Examples include but are not limited to: accessory structures; administrative professional or business offices; copying and photo developing; cafeteria serving employees; developed recreation area or pedestrian amenities serving the development area; storage yards or warehouses; parking lots and parking structures; truck fleet parking; repair and maintenance areas; docks; rail spur or rail lead line; heliports and helistops; and one dwelling unit per site.

3.2.420 Permitted Uses

- (A) The land uses listed in Table 3.2.420 are permitted in each of the applicable districts, subject to the provisions of this section.

Table 3.2.420 Permitted Uses					
Land Use	Industrial District				Applicable code standards
	**CI	LMI	HI	*SHI	
Industrial					
Heavy Manufacturing and Production	N	D	P	P	
Light Manufacturing, Fabrication, and Repair	D	P	P	P	
Industrial Service	P	P	P	P	
*Warehouse and Wholesale sales	P	P	P	P	SDC 4.7.245
Waste-Related	N	N	D	D	
Explosives or fireworks, manufacturing, warehouse, or distribution.	N	D	D	N	
Corporate Office/Headquarters	P(4)	P	P	P	SDC 4.7.100
Outdoor storage directly related to an approved use	N	P	P	P	
Automobile wrecking, or towing service operations	N	N	D	N	
Industrial Park	N	P	P	P	
Business Park	P	N	N	N	
Slaughter house	N	N	D	N	

Table 3.2.420 Permitted Uses					
Land Use	Industrial District				Applicable code standards
	**CI	LMI	HI	*SHI	
Other					
*Secondary Use (as defined)	P	D	D	D	SDC 4.7.240
*Accessory Use (as defined)	P	P	P	P	SDC 4.7.240
*Marijuana Production facility	N	N	P	P	SDC 4.7.177
*Marijuana Processing facility	N	P	P	N	SDC 4.7.177
*Marijuana Wholesale facility	N	P	P	N	SDC 4.7.177
*Marijuana Retail outlet or sales, as primary or secondary use	N	N	N	N	SDC 4.7.177
*Recreational Facilities	N	P	P	P	SDC 4.7.205
Child care centers	P	P	N	N	
Bicycle paths and pedestrian trails	P	P	P	P	
Linear Parks	P	P	P	P	
Agricultural cultivation of vacant land	P	P	P	P	
Public and Institutional					
Education facilities (schools)	N	D	N	N	SDC 4.7.195
*High impact public utility facilities	D	P	P	P	SDC 4.7.160
Low impact public utility facilities	P	P	P	P	
*Wireless Telecommunications System (WTS) Facilities	N	See SDC 4.3-145	See SDC 4.3-145	See SDC 4.3-145	SDC 4.3.145

P = Permitted Use; D=Discretionary Use permit required; N=Not Allowed;

*** Permitted subject to cited code standards; In the SMI District, the standard is found in SDC 3.2.425(A)(1).**

**** Uses in the CI District must meet the operational performance standards specified in SDC 3.2.430**

3.2.425 Development Standards

In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section apply to all development in industrial districts. In cases of conflicts, standards specifically applicable in the industrial district apply. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards apply.

(A) Lot Area, Dimensions, and Coverage

The following Table 3.3.425 sets forth the industrial district lot area, lot dimension, and coverage standards.

Table 3.2.425(A) Industrial District Lot Area, Dimension, and Coverage Standards				
Development Standard	CI	LMI	HI	SHI
Minimum lot/parcel size	10,000 square feet	10,000 square feet	10,000 square feet	10,000 square feet see (1) below
Minimum frontage, see (2) below	75 feet	75 feet	75 feet	75 feet
Panhandle lot/parcel minimum frontage, both single and double panhandles	N/A	40 feet	40 feet	40 feet
Maximum lot/parcel coverage	Limited only by requirements of others Sections of this Code			

(1) Until annexed to the City, the minimum lot/parcel size in the SHI District must be 40 acres and the minimum development area must be 10 acres.

(2) The frontage standard does not apply when the following are met:

(a) The lots/parcels have been approved as part of a Master Plan, Site Plan, Subdivision, or Partition; and

(b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement as specified in SDC 4.2-120A.

(B) Setbacks

Setbacks provide separation between industrial and non-industrial uses for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation. All developments must meet applicable fire and building code standards, which may require greater setbacks than those listed in this section (e.g., for combustible materials, etc.).

Required setbacks are measured from the special street setback in SDC 4.2.105N, where applicable.

The following setback standards apply to all structures, except as otherwise provided by this section.

(1) Front yard building setback

(a) Campus Industrial District.

(i) The minimum front yard building setback is 20 feet if abutting a local street.

(ii) The minimum front yard building setback is 30 feet if abutting a collector or arterial street.

- (b) Light Medium Industrial District. The minimum front yard building setback is 10 feet.
- (c) Heavy Industrial District. The minimum front yard building setback is 10 feet.
- (d) Special Heavy Industrial District. The minimum front yard building setback is 10 feet.

(2) Parking, driveway, or outdoor storage setback

- (a) Campus Industrial District. The minimum yard setback for parking, or driveway is 5 feet from any property line. In the CI district no outdoor storage is allowed.
- (b) Light Medium Industrial District. The minimum yard setback for parking, driveway, or outdoor storage is 5 feet from any property line.
- (c) Heavy Industrial District. The minimum yard setback for parking, driveway, or outdoor storage is 5 feet from any property line.
- (d) Special Heavy Industrial District. The minimum yard setback for parking, driveway, or outdoor storage is 5 feet from any property line.

(3) Other setbacks

- (a) Building Setback from a R-1, R-2, or R-3 residential district.
 - (i) Campus Industrial District. The minimum setback for a building from a residential district boundary is 50 feet.
 - (ii) Light Medium Industrial District. The minimum setback for a building from a residential district boundary is 10 feet.
 - (iii) Heavy Industrial District. The minimum setback for a building from a residential district boundary is 10 feet.
 - (iv) Special Heavy Industrial District. The minimum setback for a building from a residential district boundary is 10 feet.
- (b) Building setback from a CI district.
 - (i) Campus Industrial District. NA.
 - (ii) Light Medium Industrial District. The minimum setback for a building from a CI district boundary is 10 feet.
 - (iii) Heavy Industrial District. The minimum setback for a building from a CI district boundary is 10 feet.

- (iv) Special Heavy Industrial District. The minimum setback for a building from a CI district boundary is 10 feet.
- (c) Building Setback within the CI District from other districts. The minimum setback for a building within the CI district from another non-residential district boundary is 10 feet.
- (d) Building separation from other buildings within the CI District. Campus Industrial District. The minimum building separation between buildings in the CI district is 20 feet.

(4) Setback Exceptions & Special Circumstances

- (a) Where a public utility easement (PUE) is larger than the required setback standard, no building or above grade structure, except a fence, can be built upon or over that easement.
- (b) CI District setback exceptions. Required building setbacks and separations may be reduced through the Site Plan Approval process without a variance when:
 - (i) The building design incorporates landscaped stormwater quality facilities within the setback area that also enhances pedestrian amenities and the campus environment;
 - (ii) Necessary to protect natural assets identified in the Gateway Refinement Plan or elsewhere in this Code;
 - (iii) Necessary to preserve existing healthy mature trees;
 - (iv) Necessary to accommodate handicapped access requirements; or
 - (v) Legally created lots/parcels do not meet the minimum lot/parcel size.

Table 3.2.425(B) summarizes the above setback standards.

Table 3.2.425(B) Setback Standards				
Development Standard	CI	LMI	HI	SHI
Front setback for building	20/30 feet	10 feet	10 feet	10 feet
Setback for parking, driveway, or outdoor storage	5 feet	5 feet	5 feet	5 feet
Building setback from residential district	50 feet	10 feet	10 feet	10 feet
Building setback from CI district	N/A	10 feet	10 feet	10 feet
Building setback within the CI district from other district	20 feet	N/A	N/A	N/A
Building separation from other buildings within CI district	20 feet	N/A	N/A	N/A

(C) Height

- (1) The following building height standards are intended to promote land use compatibility and flexibility for industrial development at an appropriate community scale.
 - (a) Buildings and structures in the Campus Industrial District are limited to the maximum height of 45 feet.
 - (b) Buildings and structures in the Light Medium Industrial, Heavy Industrial, and Special Heavy Industrial Districts have no maximum height, except when abutting a residential district. When abutting a residential district, the following height standards apply:
 - (i) The height of a structure must not exceed the height permitted in the adjacent residential land use district for a distance of 50 feet. For the adjacent R-1 zone the applicable height limit would be 35' and R-2 zone the applicable height limit would be 50'.
- (2) Incidental equipment, as defined in SDC 6.1.110 may exceed the height standard.

Table 3.2.425(C) summarizes the above height standards.

Table 3.2.425(C) Height Standards				
Development Standard	CI	LMI	HI	SHI
Maximum Height	45 feet	No Maximum Height, except when abutting residential districts (see below)		
Industrial District abuts an R-1 or R-2 District	N/A	The height of a structure must not exceed the height permitted in the adjacent residential land use district for a distance of 50 feet from the property line.		

3.2.430 CI District—Operational Performance Standards

The operational performance standards listed below apply to all uses permitted within the CI District. For permitted light industrial manufacturing uses, compliance with these operational performance standards shall be the determining factor. In all other cases, the use lists in Section 3.2-415 are the determining factor.

- (A) All manufacturing operations shall be entirely enclosed within a building.

EXCEPTION: The Director may allow an outdoor utility yard to store tanks containing gases and/or fluids that are essential to the operation of the permitted use that cannot otherwise be contained in an enclosed building for fire and life safety reasons, as determined by the Fire Marshall. The utility yard shall be screened from public view by a masonry or decorative concrete wall at least 8 feet in height that is an extension of the

building, complements the façade of the building and meets the setback requirements specified in SDC3.2-420.

- (B) All applicable on-site design standards specified in SDC 3.2-445 shall be met
- (C) The storage of raw materials and/or finished products shall occur entirely within enclosed buildings. The parking of trucks necessary for the operation of the facility shall also occur within enclosed buildings, unless permitted as specified in SDC 4.6-125 and SDC 3.2-445C.
- (D) Office and commercial uses shall not primarily serve the public.
- (E) The movement of heavy equipment on or off the site shall not be permitted.

EXCEPTION: Truck deliveries and shipments are permitted;

- (F) Proposed uses on the prohibited use list specified in SDC 3.2-415 shall not be permitted.
- (G) Proposed uses shall also comply with the additional operational performance standards listed below. The intent is not to specifically deny a use, but ensure compliance with applicable local, State, and Federal regulations. Compliance with these operational performance standards are the continuing obligation of the property owner. Failure to comply with these operational performance standards shall be a violation of this Code and/or Chapter 5 of the Springfield Municipal Code, 1997.

- (1) Air pollution. Air pollution includes, but is not limited to, emission of smoke, dust, fumes, vapors, odors, and gases. Air pollution shall not be discernable at the property line by a human observer relying on a person's senses without the aid of a device. The applicant shall obtain and maintain all applicable licenses and permits from the appropriate local, State, and Federal agencies.

EXCEPTION: Water vapor or other benign plumes from processes or pollution control equipment shall not be considered air pollution.

- (2) Fire and explosive hazards. All activities involving the use, storage and/or disposal of flammable or explosive materials shall comply with the Uniform Fire Code as most recently adopted by the City.

- (3) Glare.

- (a) Glare resulting from exterior lighting, excluding low-intensity pedestrian-level lighting, shall be controlled by deflecting light away from abutting uses and from public rights-of-way as specified in Section 4.5-100.
- (b) Glare resulting from an industrial operation including welding or laser cutting shall not be visible from the outside of the building.

- (4) Groundwater Protection. Proposed development utilizing hazardous materials that may impact groundwater quality shall be as specified in SDC 3.3-200.
- (5) Hazardous Waste. Proposed development shall not utilize or produce hazardous waste unless permitted as specified in Oregon Administrative Rule (OAR) 340-102-0010 through 340-102-0065 or any applicable Federal regulation.
- (6) Noise. These standards apply to noise generated by any machinery or equipment on the development site. The maximum permitted noise levels in decibels across lot/parcel lines and district boundaries shall be as specified in OAR 340-035-0035, Noise Control Standards for Industry and Commerce.

EXCEPTION: Excluded from these noise standards are background traffic on State highways and public streets and occasional sounds generated by temporary construction activities, truck deliveries, warning devices, or other similar temporary situations.

- (7) Radiation. There are various sources of radiation, including, but not limited to ionizing radiation, electromagnetic radiation, and radiation from sonic, ultrasonic, or infrasonic waves. Uses that involve radiation shall comply with the regulations in OAR 333-100-0001 through 333-100-0080 and any applicable Federal regulation.
 - (8) Vibration. No use, other than a temporary construction operation, shall be operated in a manner that causes ground vibration that can be measured at the property line. Ground-transmitted vibration shall be measured with a seismograph or a complement of instruments capable of recording vibration displacement, particle velocity, or acceleration and frequency simultaneously in 3 mutually perpendicular directions.
- (H) Warehousing is permitted only as a secondary use in the following circumstances:
- (1) For the storage and regional wholesale distribution of products manufactured in the CI District;
 - (2) For products used in testing, design, technical training or experimental product research and development in the CI District; and/or
 - (3) In conjunction with permitted office-commercial uses in the CI District.
 - (4) The secondary use status of warehousing is typically determined by a square footage standard which is less than 50 percent of the gross floor area of the primary use. In the CI District, the number of employees at the time of occupancy may also be used to determine secondary use standards status. In this case, the primary use must have 20 or more employees and the warehousing use must have fewer employees than the primary use. If the employee standard is met, the warehousing use may have more square footage than the primary use.

3.2.435 CI District—Monitoring Uses

- A. CI District uses shall be monitored by implementing a Pre-certification process. The purpose of Pre-certification is to determine whether a proposed use is, in fact, a permitted use within the CI District. Pre-certification applies to all new uses and any change of use in the CI District.
- B. The Director shall review the proposed use prior to the submittal of a development application or in some cases, a building permit. The Director shall consider both the permitted uses and the operational performance standards specified in SDC 3.2-415 and SDC 3.2-425. If the Director does not approve the Pre-certification, the applicant may submit a request in writing to the Director to make a determination that the proposed use is similar to a permitted use. If the Director cannot make a determination that the proposed use is similar to a permitted use, the applicant may apply for an Interpretation as specified in SDC 5.11-100. After Pre-certification by the Director, the form will be kept on file in the Development Services Department to be used for continued compliance with SDC 3.2-415.

3.2.440 CI District—Status of Existing Uses

Unless existing uses are on the prohibited use list specified in SDC 3.2-415 after July 6, 2004, existing uses have status as specified below. The intent is that the existing uses do not become non-conforming uses.

- (A) Corporate headquarters that are located outside of a business park including, Pacific Source, Symantec, and Holt International are permitted primary uses. If these uses own or have options on adjacent property for future expansion, they may expand without the need to be located within a business park.
- (B) Large-scale light industrial manufacturing buildings may be reused for permitted office/commercial uses as long as these uses do not exceed 50 percent of the gross floor area of the building. In addition, warehousing may occur as specified in SDC 3.2-415.

EXCEPTION: For SONY, reuse may include any permitted use in the CI District. If no large- or medium-scale light industrial manufacturing use is proposed, conversion to a business park is permitted. However, the acreage comprising a conversion to a business park shall be applied to the 40 percent gross acre standard for business parks as specified in SDC 3.2-415, Note (2). The SONY site may also use the excess facility capacity as a private utility to serve other properties in the vicinity.

- (C) Stand-alone day care centers that primarily serve CI District businesses are a permitted secondary use.
- (D) Permitted stand alone office/commercial uses outside of business parks are a permitted primary use.

- (E) Significant Goal 5 historic resources, including the Brabham farm, the Koppe farm, and the Rice farm, may continue as a residential use or as any permitted commercial use. Any external modifications to these structures shall be as specified in SDC 3.3-900.

3.2.445 CI District—Conceptual Development Plans and Master Plans

A Conceptual Development Plan is required for all new CI Districts over 50 acres in size approved after July 6, 2004, unless a Site Plan or Master Plan is proposed for the entire CI District. A Master Plan may be submitted when phased developments exceeding 3 years in duration are proposed. A Master Plan shall comply with any applicable approved Conceptual Development Plan or upon approval of a Master Plan or Site Plan for the entire CI District, the Master Plan or Site Plan may supplant and take precedence over an approved Conceptual Development Plan. Master Plan approval for a CI District site shall be as specified in SDC 5.13-100. (6238)

3.2.450 CI District—Design Standards

In the CI District, new buildings; expansions of, or additions to existing buildings; or improvements to existing façades that require a building permit shall provide architectural designs that encourage flexibility and innovation in site planning by complying with the following on-site design standards:

- (A) Building Exteriors. In order to break up vast expansions of single element building elevations applicable to both length and height, building design shall include a combination of architectural elements and features, including, but not limited to: offsets, windows, entrances, and roof treatments.

- (1) Offsets. Offsets shall occur at a minimum of every 100 feet of lineal building wall by providing recesses or extensions with a minimum depth of 4 feet.

EXCEPTION: Variations in building wall materials, including, but not limited to: wood siding, brick, stucco, textured concrete block, tile, glass, stone, or other suitable materials may be used instead of offsets.

The Director, in consultation with the Building Official, may approve other suitable materials without the need for a Variance. Smooth-faced concrete panels or prefabricated steel panels may also be used as accents, but shall not dominate the building exterior. Exterior colors for buildings and fences shall be subdued or earth tones.

- (2) Windows. Ground floor windows are required for all office and commercial uses, including those office and commercial uses that are contained within light industrial manufacturing uses. Ground floor windows for the remainder of a light industrial building are optional. All elevations of office and commercial buildings

abutting any street shall provide at least 50 percent of their length (e.g., a 100-foot-wide building façade shall have a total of at least 50 linear feet of windows) and at least 25 percent of the ground floor wall area as windows and/or doors that allow views into lobbies, merchandise displays, or work areas. On corner lots/parcels this provision applies to both elevations. Where upper story windows are proposed, either awnings, canopies, or other similar treatments shall be required for ground floor windows or variations in window materials, trim, paint or ornamentation may be used.

EXCEPTIONS:

- (a) A mural, that does not include any advertising, may be used to meet 50 percent of the ground floor window standard specified in Subsection 2., above. Murals are regulated under Chapter 8.234 of the Springfield Municipal Code, 1997.
 - (b) Building elevations adjacent to alleys or vehicle accessways used primarily for servicing and deliveries are exempt from this standard
- (3) Entrances. To the greatest extent practicable, all new buildings in the CI District shall be oriented toward both exterior and internal streets.
- (a) The primary entrance to all buildings in the CI District shall be visible from the street; and
 - (b) A weather-protected area, including, but not limited to: awnings or canopies, at least 6 feet wide, shall be provided at all public entrances.
- (4) Roof Treatments. The following roof treatments are required.
- (a) Sloped roofs and multiple roof elements shall be the primary methods for roof treatment. Variations within one architectural style; visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground and architectural methods used to conceal flat roof tops may also be used. Mansard style roofs shall not be permitted. If building wall offsets are used, offsets or breaks in roof elevation with a minimum of 3 feet or more in height may be used for every 100 feet of lineal building wall.
 - (b) The architectural design of the building roof shall also incorporate features which screen all heating, ventilation and air conditioning units from adjacent R-1 and R-2 properties and the street. Mechanical equipment shall also be buffered so that noise emissions do not exceed the standards specified in SDC 3.2-425G.6. The City may require a noise study certified by a licensed acoustical engineer for compliance verification.

(B) Landscaping. The following landscaping standards are in addition to standards specified in SDC 4.4-105:

- (1) A minimum of 35 percent of each development area shall be landscaped open space.
- (2) Plants shall be sized to attain 90 percent coverage of required landscape areas (excluding tree canopies), within 3 years of installation. Plantings of native species and plant communities shall achieve 90 percent coverage within 5 years of installation.
- (3) At least 10 percent of the interior of a parking lot having 20 or more parking spaces shall be landscaped. This standard is in addition to any landscaping setbacks required in SDC 3.2-420.
- (4) Natural assets identified in the Gateway Refinement Plan, any other applicable refinement plan or elsewhere in this Code shall be included in the site design and protected. Where protection of these natural assets prevents the development of the site consistent with this Code, the functional equivalent of the natural assets may be substituted as may be allowed by the City.

(C) Screening. Screening shall be as specified in SDC 4.4-110. In addition, truck parking for vehicles necessary for the operation of the facility shall be screened by a masonry or concrete wall that is an extension of the building and complements the façade of the building. The wall shall have a minimum height of 8 feet. The wall shall totally conceal trucks from public view and shall meet the setback requirement specified in SDC 3.2-420.

EXCEPTION: The Director may consider proposed truck parking that is enclosed by buildings and complies with SDC 4.6-125.

(D) Pedestrian Walkways and River Access

- (1) Walkways from a sidewalk to building entrances. A continuous pedestrian walkway shall be provided from the primary frontage sidewalk for pedestrians to access building entrances.
- (2) Walkways from parking lots to building entrances. Internal pedestrian walkways shall be developed for persons who need access to the buildings from the parking lots. The walkways shall be located within the parking lots and designed to provide access from the parking lots to the entrances of the buildings. The walkways shall be distinguished from the parking and driving areas by use of any of the following material: special pavers, brick, raised elevation, scored concrete or other materials as approved by the Director.

- (3) In the Gateway CI District, access to the McKenzie River, both for pedestrians and bicycles, shall be addressed in the site design, where specified in the applicable refinement plan or TransPlan.
- (E) Transit Stations and Stops. When required, transit stations and stops shall conform to the standards of the Lane Transit District.

3.2.455 Business/Industrial Parks

- (A) Development plans submitted as part of a Business/Industrial Park Site Plan Review application shall be prepared by a design team comprised of a project architect, engineer, and landscape architect, 1 of whom shall serve as the project coordinator. The design team shall certify that building, elevation, site, and landscape plans submitted in connection with the Site Plan Review application comply with the on-site design standards specified in SDC 3.2-445 and any other applicable CI District provisions.
- (B) Subdivisions in the LMI District shall conform to Industrial Park standards
 - (1) Development plans submitted as part of an Industrial Park Site Plan Review application shall be prepared by a design team comprised of a project architect, engineer, and landscape architect, one of whom shall serve as coordinator. The design team shall certify that building, site, and landscape plans submitted in connection with the Site Plan Review and Building Permit applications comply with applicable SDC provisions and conditions of approval.
 - (2) Buildings and uses within an Industrial Park shall be approved as specified in the criteria specified below:
 - (a) The proposed development is of general design character, (including, but not limited to: anticipated building design, type, location, setback, bulk, height, signage, and distribution of landscaped area, parking, streets and access) which will not create problems for the appropriate development of neighboring properties.
 - (b) The proposed development will create an attractive, safe, efficient, and stable internal environment.
- (C) Proposed buildings, streets and other uses will be designed and sited to ensure preservation of significant on-site vegetation, topographic features, and other unique or worthwhile natural features, and to prevent soil erosion or flood hazard