City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477
planning@springfield-or.gov

Campus Industrial Zoning District Use Pre-Certification

Development Type	***(Applicant: complete this section)***	
New Construction: ☐	**Addition/Expansion:** ☐	**Change of Use:** ☐

Required Project Information	***(Applicant: complete this section)***
Applicant Name:	**Phone:**
Company:	**Email:**
Address:	
Applicant's Rep.:	**Phone:**
Company:	**Email:**
Address:	
Property Owner:	**Phone:**
Company:	**Email:**
Address:	
ASSESSOR'S MAP NO:	**TAX LOT NO(S):**
Property Address:	
Building Gross Floor Area:	**Square Feet**
Size of Property:	**Acres** ☐ **Square Feet** ☐
Additional Information & Signatures: Please fill in the required information and sign and print your name and date in the appropriate box on the following pages.	

Required Property Information	***(City Intake Staff: complete this section)***	
Case No.:	**Date:**	**Reviewed by:**
Land Use District:	**Overlay District(s):**	
Location:	**City Limits** ☐	**UGB** ☐
Decision: Approved ☐	**Denied** ☐	**Reason for Denial (if applicable):**
Director's Signature:	**Date:**	

Required Project Information	***(Applicant: complete this section)***
Proposed Use / Description of Proposal:	NOTE: If the proposed use or expansion is not on the use lists in SDC 3.2-415 and is not a light industrial manufacturing use, explain how the proposed use is similar to a use on these lists. Also, if you are filling in this form by hand, please attach your proposal description to this application.

Proposed number of full-time or full-time equivalent employees at occupancy:

Warehousing may only occur as a secondary use. In order to have a secondary use, there must be a primary use. If a warehousing use is proposed, specify the proposed number of full-time equivalent employees for both the primary use and the warehouse use: Primary Use: Warehouse Use:

Operational Performance Standards The following questions are based on the Operational Performance Standards specified in SDC 3.2.430. Please respond to all questions. Any additional permits required must be submitted.	**Y**	**N**
1. Are all proposed manufacturing operations entirely enclosed within a building?	☐	☐
2. Will the proposed use meet all applicable on-site design standards specified in SDC 3.2.450?	☐	☐
3. Is the storage of raw materials and/or finished products entirely within enclosed buildings?	☐	☐
a. Is truck parking within enclosed buildings?	☐	☐
i. If no, will it be in accordance with SDC 4.6.125(4)(d) and 3.2.450?	☐	☐
4. Does the proposed use primarily serve the public?	☐	☐
5. Does the proposed use regularly involve the movement of heavy equipment on or off the site?	☐	☐
6. Is the proposed use a prohibited use listed in SDC 3.2.420?	☐	☐
7. Will the proposed use produce air pollution?	☐	☐
a. If yes, is a Lane Regional Air Pollution Authority or other permit needed?	☐	☐
8. Will the proposed use involve fire and/or explosive hazards?	☐	☐
a. If yes, has approval been granted from the Fire Marshall?	☐	☐
9. Does the proposed use address glare external to the building?	☐	☐
10. Will the proposed use utilize hazardous materials that may impact groundwater quality? If yes, the proposed use must comply with SDC 3.3.200, Drinking Water Protection (DWP) Overlay District.	☐	☐
11. Will the proposed use produce hazardous waste? If yes, only that waste which is permitted in accordance with OAR 340-102-0010 to 0065 or any applicable Federal regulation will be permitted.	☐	☐
12. Will the proposed use produce noise generated by any machinery or equipment? If yes, noise levels in decibels external to the building must be in accordance with OAR 340-035-0035.	☐	☐
13. Will the proposed use produce radiation? If yes, uses that involve radiation shall comply with the regulations in OAR 333-100-0001 through 0080 and any applicable Federal regulations.	☐	☐
14. Will the proposed use produce vibration?	☐	☐
a. If yes, can it be detected at any property line?	☐	☐
15. If this is a secondary use in Business Park what is the square footage of new use? Square Footage:_____	☐	☐

Signatures

Applicant: The undersigned acknowledges that the information in this application is correct and accurate.

_____ **Date:** _____

Signature

_____

Print

Owner: If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf.

_____ **Date:** _____

Signature

_____

Print

Campus Industrial (CI) Zoning District Use Pre-Certification Process

The purpose of the use pre-certification process is so that the Development & Public Works Director can determine that proposed new construction, additions, expansions, or changes of use are permitted uses in the CI zoning district. The pre-certification process must be completed prior to submittal of a Site Plan Review or Site Plan Modification application since in the CI district, no land use application may be submitted until the Development & Public Works Director approves the proposed use.

The intent of the use pre-certification process is not to specifically deny a use but rather to ensure compliance with applicable local, state, and Federal regulations. Compliance with the Operational Performance Standards will be a continuing obligation of the approved use. Failure to comply with the Operational Performance Standards will be a violation of the Springfield Development Code and/or Chapter 5 of the Municipal Code.

1. **Applicant Submits a CI Use Pre-Certification Application Form to the Development & Public Works Department**
    - Planning staff screen the submittal at the front counter to determine whether all required items have been submitted.
    - Applications missing required items will not be accepted for submittal.

2. **City Staff Review the Application and Issue a Decision**
    - The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
    - Staff considers the permitted uses specified in SDC 3.2.420 and the Operational Performance Standards specified in SDC 3.2.430 in making a decision. The pre-certification form will be kept on file in the Development & Public Works Department to be used for continued compliance with SDC 3.2.415 and 3.2.430.
    - If the use is not approved, the applicant may submit a written request asking the Director to determine if 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 a Formal Interpretation in conformance with SDC 5.11.100.

3.2.415 Schedule of Campus Industrial Use Categories

SITE PLAN REVIEW WILL BE REQUIRED unless exempted elsewhere in this Code.

The following uses are permitted in the districts as indicated, subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11.100.

Permitted Uses ***Land Use***	***CI District***	***Applicable Code Standards***
Industrial		
Heavy Manufacturing and Production	N	
Light Manufacturing, Fabrication, and Repair	D	
Industrial Service	P	
*Warehouse and Wholesale Sales	P	SDC 3.2.428
Waste-Related	N	
Explosives or Fireworks, Manufacturing, Warehouse, or Distribution	N	
Corporate Office/Headquarters	P	
Outdoor Storage Directly Related to an Approved Use	N	
Automobile Wrecking, or Towing Service Operations	N	
Industrial Park	N	
Business Park	P	
Slaughterhouse	N	
Other		
*Secondary Use (as defined)	P	SDC 3.2.415
*Accessory Use (as defined)	P	SDC 3.2.415
*Marijuana Production Facility	N	
*Marijuana Processing Facility	N	
*Marijuana Wholesale Facility	N	
*Marijuana Retail Outlet or Sales, as Primary or Secondary Use	N	
*Recreational Facilities	N	
Child Care Centers	P	SDC 4.7.340
Bicycle Paths and Pedestrian Trails	P	
Linear Parks	P	
Agricultural Cultivation of Vacant Land	P	
Income-Qualified Housing	P*	SDC 4.7.405
Public and Institutional		
*Education Facilities (schools)	N	
*High Impact Public Utility Facilities	D	SDC 4.7.160
Low Impact Public Utility Facilities	P	
*Wireless Telecommunications System (WTS) Facilities	N	

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 3.2.430 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 Section 3.2.425.

B. All applicable on-site design standards specified in Section 3.2.450 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 Sections 4.6.125 and 3.2.450(C);

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 Section 3.2.420 shall not be permitted; and

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 Section 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 three mutually perpendicular directions.