

SECTION 3.030: RURAL INDUSTRIAL ZONE (RI)

- (1) **PURPOSE:** The purpose of the RI zone is to accommodate commercial activities requiring large sites and industrial activities that have impacts of such a nature that do not preclude the use of surrounding properties for legal purposes. Considerations for the inclusion of land in the RC-zone apply likewise to the RI zone, but the site should be at least 5 acres in size; in addition, site location and the nature of nearby uses are especially critical.
- (2) **USES PERMITTED OUTRIGHT:** In the RI zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance:
 - (a) Light industries such as printing; research and testing; plastics molding; fabrication and assembly of instruments, light equipment, electronics, appliances and specialty wood products; packaging of specialty food products; and other similar industrial uses as defined in Section 1.030.
 - (b) Commercial service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical and painting materials; and parking for trucks as part of a construction or shipping operation.
 - (c) Warehousing, including mini-storage, wholesaling, and product distribution centers.
 - (d) Mobile homes, manufactured home, or recreational vehicle used during the construction of a use for which a building permit has been issued.
 - (e) Interim uses prior to industrial or commercial development, including:
 - (1) Farm uses, including aquaculture;
 - (2) Forest uses, including log and equipment storage and the primary processing of forest products; and
 - (3) Outdoor recreation uses.
 - (f) Forest uses and farm uses, including aquaculture.
 - (g) Signs, subject to Section 4.020.
 - (h) Off-Site advertising signs.

(3) **USES PERMITTED CONDITIONALLY:** In the RI zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this ordinance:

- (a) Fire and ambulance stations.
- (b) Utility substations and power transmission lines.
- (c) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (d) Energy generation systems.
- (e) Water supply and treatment facilities and sewage treatment plants.
- (f) Mixed Use Developments subject to Section 4.130.
- (g) Mobile home /manufactured home, recreational vehicle, or boat manufacturing facilities.

(4) **STANDARDS:** Land development in the RI zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
- (b) The maximum building height shall be 45 feet. Higher structures may be permitted only according to the provisions of Article 8.
- (c) Outdoor storage abutting or facing a residential use or zone shall be screened with a sight-obscuring fence.
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.
- (e) For any parcel five acres or larger in size, an overall development plan shall be submitted to the Department at the time an application for a building permit is filed. The site development plan shall be reviewed for compatibility with surrounding land uses, and approved at the time of issuance of the building permit. The Director may attach conditions to the approval of such permits in order to assure compatibility with surrounding uses.
- (f) Maximum industrial use floor area:
 - a. A total of 7,500 square feet of floor area per except for the primary processing of raw material produced in rural areas, where there is no square footage of floor area per use limitation.

- b. Standard for Existing Industrial Uses: Lawfully established uses that existed on or before the date of this ordinance (December 4, 2002), not otherwise listed in the zone, are allowed outright and shall not be classified as non-conforming uses.
- c. A lawfully established use that existed on (December 4, 2002) may expand to occupy 7,500 square feet of floor area within a building(s) or an additional 25% of floor area currently occupied, whichever is greater.