

SECTION 3.032: GENERAL INDUSTRIAL ZONE (M-1)

- (1) **PURPOSE:** The purpose of the M-1 zone is to accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties. Uses listed in Section 3.032 are permitted in the identified Port of Tillamook Bay Industrial Park "M-1 Zone" and the Tillamook Creamery "M-1 Zone" only.

Land is suitable for the M-1 zone if it:

- (a) Is needed;
  - (b) Is physically capable of accommodating heavy industrial activities;
  - (c) Has access to transportation routes capable of accommodating heavy traffic;
  - (d) Is buffered from residential areas so as not to create conflicts; and
  - (e) Is or can be adequately served by public utilities and services.
  - (f) Land zoned for resource use cannot be zoned M-1 without an approved Exception to Goals 3, 4, and 14.
  - (g) Land zoned for development cannot be zoned M-1 zone without an approved Exception to Goal 14.
- (2) **USES PERMITTED OUTRIGHT:** In the M-1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance:
- (a) Light industries.
  - (b) Heavy industries.
  - (c) Sales and 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.
  - (d) Warehousing, including mini-storage, wholesaling, truck dispatch, or storage facilities.
  - (e) Rock quarries, and the mining and processing of sand, gravel, peat and other earth products.

- (f) Farm uses, including aquaculture, and forest uses.
  - (g) Energy resource exploration and extraction.
  - (h) Public park and recreation uses.
  - (i) Utility substations and power transmission lines.
  - (j) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (k) Sanitary landfills, waste transfer stations or processing facilities, and recycling centers.
  - (l) Water supply and treatment facilities and sewage treatment plants.
  - (m) Airports.
  - (n) Dwellings for caretakers or watchmen that are accessory to an established use, including mobile home or recreational vehicle.
  - (o) Mobile homes or recreational vehicles used during the construction of a use for which a building permit has been issued.
  - (p) Signs, subject to Section 4.020.
  - (q) Uses listed in Subsections 3.032 (3) (c) through (f) are permitted outright in the Port of Tillamook Bay Industrial Park "M-1 Zone" only.
  - (r) Off-Site Advertising Sign.
- (3) **USES PERMITTED CONDITIONALLY:** In the M-1 zone, except as provided in Subsection (2) (q) of this Section, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this Ordinance:
- (a) Industries with exceptionally heavy environmental impacts according to State Department of Environmental Quality standards.
  - (b) Mining and processing activities not specifically listed in Section 3.032 (2).
  - (c) Power generating facilities.
  - (d) Business, government, or professional offices.
  - (e) Convention facilities, including motels and restaurants.

- (f) Fire or ambulance stations.
- (g) Schools.
- (h) Community meeting buildings and associated facilities.
- (i) Temporary mobile kitchen units.
- (j) Auto wrecking yards.
- (k) Recreational campground, provided that in addition to the conditional use criteria contained in Section 6.040 the following criteria are met and/or applied as conditions if approval is granted.
  - 1. The proposed development will not conflict with any existing or emerging patterns of industrial development;
  - 2. Permanent facilities and structures are limited so that they can easily be removed to accommodate an industrial siting; and,
  - 3. Periodic review of the decision shall be conducted by the County Planning Staff to determine if a need is present for the subject parcel to be converted to industrial use.
- (l) Correctional facility.
- (m) Golf Course in Port of Tillamook Bay Industrial Park.
- (4) **STANDARDS:** Land development in the M-1 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) Building heights shall not exceed 75 feet.
  - (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
  - (f) Off-street parking and loading areas shall be provided as specified in Section 4.030.