

Chapter 530
INDUSTRIAL ZONES

- 530.01 Purpose**
- 530.02 Industrial Zones**
- 530.03 Industrial Zone (I)**

530.01 Purpose. The purpose of this Chapter is to establish the uses permitted in Industrial areas designated in the Comprehensive Plan.

530.02 Industrial Zones. There is one Industrial Zone in Baker County applicable to areas outside incorporated communities:

A. Industrial Zone (I)

530.03 Industrial Zone (I)

- A. Uses Permitted Through a Type I Procedure. In the Industrial Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.05:
1. Farm Use, subject to livestock concentration limitations found in Section 510.05.
 2. Manufacturing, compounding, fabricating, processing, repairing, packaging, storage and warehousing.
 3. Farm, truck and heavy equipment sales and service.
 4. Truck Terminals.
 5. Welding and Machine Shops.
 6. Major utility facilities and local distribution utility facilities as defined in Chapter 150.
 7. Metallic and non-metallic mineral recovery, processing and storage.
 8. Storage and processing of agricultural products.
 9. Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the sub-surface of public roads and highways along the public right-of-way, but not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.
 10. Alteration, restoration, or replacement of a lawfully established dwelling that:
 - a. Has intact exterior walls and roof structure;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;

- c. Has interior wiring for lights; and
- d. Has a heating system.
- e. In the case of replacement, the dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.
- f. The replacement dwelling may be sited on any part of the same lot or parcel.
- g. Replacement dwellings applications may be accepted for up to 1 years after the loss of a dwelling due to fire or natural disasters.

11. A Residential Wind Power Generation Facility, subject to the provisions of Chapter 750.

12. A Small-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

13. A Commercial-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

14. Special events permitted through the provisions of Chapter 235 of this ordinance.

B. Uses Permitted Through a Type II Procedure. In the Industrial Zone the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.06:

1. A Small-Scale Wind Power Generation Facility, subject to the provisions of Chapter 750.

C. Uses Permitted Through a Type III Procedure. In the Industrial Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 115.07. These uses shall also require a Conditional Use Permit, as described in Chapter 210, and are subject to the requirements of Section 530.03(D) and Section 530.03(E).

1. Watchman's quarters.

2. Any process, storage or manufacturing which emits odors, fumes, gases or treated liquids.

3. Wrecking/Junk Yard.

4. Livestock feedlots and sales yards.

5. Temporary housing in conjunction with industrial use.

6. A wind measurement device.

7. Public Buildings.

8. A Commercial Wind Power Generation Facility, subject to the provisions of Chapter 750.
 9. A Small-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760
 10. A Commercial-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
 11. A Utility-Scale Solar Power Generation Facility, subject to the provisions of Chapter 760.
 12. Planned Unit Developments, subject to the requirements of Chapter 230, provided that the average lot size for all dwellings is at least two acres.
 13. Special events permitted through the provisions of Chapter 235 of this ordinance.
- D. Criteria for Conditional Uses. In addition to the requirements of Chapter 210, those Conditional Uses listed in Section 530.03(B) shall meet the following criteria, if applicable.
1. State and federal agencies concerned with the emissions which are proposed shall be notified of the proposal and shall participate in the review process if they choose.
 2. The proposed use shall control emissions to the extent that adjacent property is not substantially inhibited from being utilized for its designated purpose.
- E. Limitations on Uses. In addition to the criteria listed in Section 530.03(C), the uses of this Section shall be subject to a development proposal. A plan which proposes the use for the property shall be submitted to the Planning Department. The development proposal (plan) process shall be utilized to determine the lot size necessary to accommodate the proposed use. Particular attention shall be given to providing septic service, parking, and access. Land in the Industrial Zone shall not be divided or developed without an approved development proposal. Because of the significance of mineral and aggregate resources found at the two Oregon Portland Cement sites and the Northeast Baker-Frontage Road site, respectively, any industrial development within these sites shall not jeopardize the removal and processing of the resource (see Policy 30, page V-82, of the Comprehensive Plan).