CHAPTER 33.615
LOTS IN INDUSTRIAL ZONES

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02. Amended by: Ord. No. 178657, effective 9/3/04; Ord. No. 182429, effective 1/16/09.)

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33.615.010 Purpose

This chapter contains the lot dimension standards for approval of a Preliminary Plan for a land division in an industrial zone. These standards ensure that lots are consistent with the desired character of the industrial zones. Lots may vary in size and shape to accommodate a range of industrial uses. This chapter works in conjunction with other chapters of this Title to ensure that land divisions create lots that can support appropriate development and uses.

33.615.020 Where These Standards Apply

The standards of this chapter apply to land divisions in the industrial zones.

33.615.100 Minimum Lot Dimension Standards

All lots must meet the following minimum size and dimension standards. An exception is allowed under the provisions of Section 33.615.200.

A. IG1 zone. All lots in the IG1 zone must meet Standard B stated in Table 615-1.

B. IG2 and IH zones.

1. For land divisions of 10 or more lots, at least 80 percent of the lots must meet Standard A stated in Table 615-1 and the remainder must meet Standard B.

2. For land divisions of fewer than 10 lots, all but one lot must meet Standard A stated in Table 615-1. One lot may meet Standard B. The lots that meet Standard A may not be redivided unless they continue to meet Standard A.

Table 615-1
Minimum Lot Size and Dimension in Industrial Zones

	Minimum Lot Area	Minimum Dimension	Minimum Front Lot Line
Standard A	40,000 sq. ft.	150 ft. x 150 ft.	35 ft
Standard B	10,000 sq. ft.	75 ft. x 75 ft.	35 ft

C. Additional regulations for large sites. To ensure an adequate supply of large sites for future industrial uses, the following regulations apply to sites larger than 50 acres:

1. Except as allowed by C.2, after the land division, at least one lot must be at least 50 acres; or

2. A land division may result in all lots and tracts being less than 50 acres if one of the following is met:

   a. The site proposed for the land division includes existing buildings and exterior improvements that cover more than 40% of the site and are currently in use by industrial uses allowed in the zone;

   b. The proposed configuration of lots is necessary to provide a public facility or service; or

   c. The proposed configuration of lots is necessary to protect a natural resource, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality as described in ORS 465.225.

33.615.200 Exception
Land under existing buildings may be divided when the ownership of the existing building is also being divided. There are no minimum lot sizes in these cases. However, all zoning code development standards must be met.