

33.471 Prime Industrial Overlay Zone

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General

33.471.010 Purpose

The purposes of the Prime Industrial overlay zone are to protect land that has been identified in the Comprehensive Plan as Prime Industrial, and to prioritize these areas for long-term retention. Prime Industrial Land is suited for traded-sector and supportive industries and possesses characteristics that are difficult to replace in the region. In Portland, Prime Industrial land consists of the Portland Harbor, Columbia Corridor, and Brooklyn Yard industrial districts. These freight-hub districts include Oregon's largest seaport, rail hub, and airport. Existing and potential multimodal freight access in these districts support interregional transport, exporting industries, and associated industrial businesses and activities. The regulations protect these areas by preventing, or requiring an off-set for, conversion of the land to another zone or use that would reduce industrial development capacity.

33.471.020 Map Symbol

The Prime Industrial overlay zone is shown on the Official Zoning Maps with the "k" symbol.

33.471.030 Applying the Prime Industrial overlay zone

The Prime Industrial overlay zone is to be applied to all land designated as Prime Industrial in the Comprehensive Plan except for land that is zoned Open Space.

33.471.040 Initiating a Quasi-judicial Comprehensive Plan Map amendment.

In the Prime Industrial overlay zone, an applicant is prohibited from initiating a quasi-judicial Comprehensive Plan Map amendment unless the amendment is from Mixed Employment to Industrial Sanctuary.

Use Regulations

33.471.050 Self-Service Storage

Self-Service Storage is prohibited in the Prime Industrial overlay zone.

33.471.060 Commercial Outdoor Recreation

In the I and EG zones, Commercial Outdoor Recreation uses are limited to 20,000 square feet. More than 20,000 square feet in Commercial Outdoor Recreation use on a site is prohibited.

33.471.070 Major Event Entertainment

Major Event Entertainment is prohibited in the Prime Industrial overlay zone.

33.471.080 Parks and Open Areas

Parks and Open Areas are prohibited in the Prime Industrial overlay zone except for the following:

- A. Parks and Open Areas that are 2 acres or less in size are allowed;
- B. Nature preserves are allowed;
- C. Recreational trails and boat launching areas are allowed. Trailheads, parking areas, bathroom facilities, educational kiosks and other development or facilities that are accessory to a recreational trail and boat launching areas are limited to 2 acres per site; and
- D. Off-site mitigation is allowed if the mitigation is for impacts that occur in the Prime Industrial overlay zone.

(Adopted by: Ord. No. 188177, effective 5/24/18. Amended by: Ord. No. _____, effective 5/24/18.)