

ARTICLE 22

(M-3) Heavy Industrial

SECTION 3.22.000 Purpose

The Heavy Industrial classification is intended to provide, protect and recognize areas well suited for medium and heavy industrial development and uses free from conflict with commercial, residential and other incompatible land uses. This district is intended to be applied generally only to those areas which have available excellent highway, rail or other transportation.

SECTION 3.22.050 Permitted Uses

In the M-3 zone, the following uses and their accessory buildings and uses are permitted, subject to the general provisions and exceptions set forth by this Ordinance.

1. Any use permitted in the M-2 zone.
2. Processing of aggregate and mineral resources or other subsurface resources, including asphalt plants.
3. Manufacturing, repairing, fabricating, processing, parking, or storage use not listed under conditional uses below.
4. One mobile home or watchman's quarters, not to exceed 1,000 square feet in size, in conjunction with a use listed in this article.
5. Upland uses associated with or part of a use or activity permitted in the (MRI) Marine Industrial zone.

SECTION 3.22.075 Uses Permitted With Standards

In the M-3 zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

1. Except on land designated as a "Regionally Significant Industrial Area" (OAR 966-100), Vocational/Technical/Trade Schools providing education for industrially-related skilled trade jobs in fields such as manufacturing, construction and building, electrical, plumbing, industrial maintenance and repair, heavy equipment, HVAC, locksmithing schools, machine technologies and other industrially-related technologies and trades, provided that:
 - a. Prior to development authorization, the property owner shall record with the County Clerk, a nonexclusive covenant waiving all rights of the current and subsequent owners of the subject property to object to legal industrial uses which are permitted, permitted with standards and/or conditionally permitted in the M-3 zone.

SECTION 3.22.100 Buildings and Uses Permitted Conditionally

In the M-3 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter.

1. Salvage yard.
2. Automobile wrecking yard.
3. Disposal or reduction of waste materials, garbage, offal, or dead animals (not to be visible from an arterial roadway).
4. Manufacture and storage of chemicals and explosives.
5. Operations conducted for the exploration and mining of aggregate and mineral resources or other subsurface resources.
6. Slaughterhouse.

SECTION 3.22.150 Property Development Standards

1. **Area:** No standard established.
2. **Coverage:** Full coverage is allowable; provided minimum space, servicing space and setbacks have been provided.
3. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. Front Yard: Front yards shall not be required.
 - b. Side and Rear Yard: Side or rear yards will not be required, but if side or rear yards are created they shall be a minimum of five feet.
 - c. Vision Clearance: Vision clearance shall be negotiated on submittal of plot plan for corner building sites.
4. **Height:** No structure shall exceed a height of 50 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs may be illuminated but not be of the flashing or moving type.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.
7. **Environmental Quality:** All uses in the M-3 zone shall comply with standards adopted by the Environmental Quality Commission for air, land, water and noise quality.