

ARTICLE 23A

(MRC) Rural Community Industrial

SECTION 3.23A.000 Purpose

The Rural Community Industrial classification is intended to create, preserve and enhance areas containing a wide range of small scale low impact manufacturing and related establishments. It provides for a variety of rural resource related industrial uses which enhance a rural community's viability and livability. It is also intended to provide for development that results in rural employment opportunities. Industrial activities occurring in this zone are intended to have a limited impact on services and surrounding uses.

SECTION 3.23A.050 Permitted Uses, Small Scale Low Impact

In the MRC zone, the following uses and their accessory buildings and uses are permitted in a building or buildings **not exceeding 40,000 sq. ft. of floor space** and are subject to the general provisions and exceptions set forth by this Ordinance.

1. Builder supplies including retail sales of lumber, agricultural supplies and machinery sales room.
2. Plumbing and sheet metal shops.
3. Open storage area for commercial storage of personal property such as boats and Recreational Vehicles.
4. Wholesale business salesrooms.
5. Laundry, cleaning and dyeing works and carpet and rug cleaning.
6. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, toiletries, soft drinks and food products, and including the processing/handling of industrial hemp and agricultural hemp seed; except fish, meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.
7. Warehouses, including buildings for commercial storage of personal property not used for commercial purposes.
8. Contractors, logging, or excavation equipment storage yard.
9. Freight and truck yards or terminals.
10. Lumber yards, retail, including mill work.

11. Manufacturing, compounding or assembling of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feather, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, precious or semiprecious stones, shell, textiles, tobacco, wood, yarns, and paint; none of the foregoing employing a foundry process.
12. Meat processing plant (not including slaughtering).
13. Welding and machine shop.
14. Wholesale business, storage buildings, warehouses and bulk fuel storage facilities.
15. Similar manufacturing, repairing, fabricating, processing, parking, or storage uses not listed above.
16. Expansion of a use existing on or before October 28, 1994 (not subject to the 40,000 sq. ft. floor area limitation).

SECTION 3.23A.100 Buildings and Uses Permitted Conditionally

In the MRC zone, the following uses and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter. If the use is to occur in a building or buildings, the building(s) **shall not exceed 40,000 sq. ft. of floor space.**

1. One mobile home or watchman's quarters, not to exceed 1,000 square feet in size, in conjunction with a permitted or conditional use.
2. Salvage yard.
3. Automobile wrecking yard.
4. Slaughterhouse.
5. Concrete batching plants and the manufacture and sale of concrete products.
6. New uses, sited on an abandoned or diminished industrial mill site that was engaged in the processing or manufacturing of wood products, provided the uses will be located only on the portion of the mill site that was zoned for industrial uses on October 28, 1994.

SECTION 3.23A.150 Property Development Standards

1. **Area:** No standard established, except that the building site shall be of sufficient size to accommodate on-site sewer and water systems, unless such systems are to be provided by a public provider or can be accessed by easement.

2. **Coverage:** Full coverage is allowable provided that minimum space for servicing, deliveries, and building access 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 and 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 on corner properties shall be at least 10 feet.
 - d. Resource Land: Any development which is abutting a Goal 3 or Goal 4 resource zone shall have no structures other than a fence or sign located closer than 25 feet from the Goal 3 or Goal 4 designated land.
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 may not be of the flashing or moving type.
 - c. Signs shall be in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.
6. **Parking:** Off-street parking shall be provided in accordance with Article 35.
7. **Environmental Quality:** All uses in the MRC zone shall comply with standards adopted by the Environmental Quality Commission for air, land, water and noise.
8. **Access:**
 - a. Prior to construction, the applicant shall receive a road access permit from the Douglas County Public Works Department or the state Department of Transportation.
 - b. Access improvements may be required for uses authorized in the MRC zone. Such improvements shall be directly related to the impact of the use on adjacent properties and vehicular movement.

- 9. Resource Management Covenant:** If the parcel on which a new development is proposed is contiguous to a resource zone outside of the rural community, a nonexclusive resource management covenant shall be filed by the property owner with the County Clerk prior to development authorization. Such covenant shall specify that owners of adjacent and nearby resource land shall have: 1) the right to conduct forest operations consistent with the Forest Practices Act and Rules; 2) the right to conduct normal farming practices; and 3) the right to extract aggregate or rock resources on their properties and that the owner (and subsequent owners) of the subject property waive all rights to object to legal resource management activities.