

**601 CAMPUS INDUSTRIAL DISTRICT (CI)**

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601.01 PURPOSE

Section 601 is adopted to implement the policies of the Comprehensive Plan for Campus Industrial areas.

601.02 APPLICABILITY

Section 601 applies to land in the Campus Industrial (CI) District.

601.03 USES PERMITTED

Uses permitted in the CI district are listed in Table 601-1, *Permitted Uses in the CI District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 601-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “L” means the use is a limited use and shall be developed concurrently with or after a primary use is developed on the same site.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 601-1.

B. Permitted uses are subject to the applicable provisions of Subsection 601.04, *Dimensional Standards*, Subsection 601.05, *Development Standards*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

601.04 DIMENSIONAL STANDARDS

A. General: Dimensional standards applicable in the CI District are listed in Table 601-2, *Dimensional Standards in the CI District*. As used in Table 601-2, numbers in superscript correspond to the notes that follow Table 601-2.

B. Modifications: Modifications to the standards of Table 601-2 are established by Sections 800, *Special Use Requirements*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

601.05 DEVELOPMENT STANDARDS

The following development standards apply:

- A. Condominiums: Dwellings permitted in the CI District may be platted as condominiums.
- B. Outdoor Storage: No outdoor storage of materials shall be allowed.

**Table 601-1: Permitted Uses in the CI District**

Use	CI
<b>Accessory Uses, Customarily Permitted</b> , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family <del>child care homes</del> <u>child care homes</u> <del>daycare providers</del> , fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property maintenance and property management offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms , television antennas and receivers, transit amenities, trellises, and utility service equipment	A
<b>Bed and Breakfast Inns</b> , subject to Section 832	L <sup>1</sup> , C
<b>Bed and Breakfast Residences</b> , subject to Section 832	L <sup>1</sup> , C
<b>Blueprinting, Bookbinding, Graphic and Photographic Reproduction, Photo Processing, Printing, and Publishing</b>	P
<b>Bus Shelters</b> , <del>subject to Section 823</del>	A
<b>Central Mail Room and Self-Service Postal and Banking Facilities, Newsstands, and Products Information and Display Areas</b>	A <sup>2</sup>
<b><u>Child Care Facilities</u></b>	<u>A, L<sup>1</sup>, C</u>
<b>Congregate Housing Facilities</b>	P <sup>3</sup>
<b><del>Daycare Facilities</del></b> , <del>subject to Section 807</del>	<del>A, L<sup>1</sup>, C</del>
<b>Daycare Services, Adult</b>	A, L <sup>1</sup> , C
<b>Dwellings, Multifamily</b>	P <sup>3</sup>
<b>Dwellings, Three-Family</b>	P <sup>3</sup>
<b>Dwellings, Two-Family</b>	P <sup>3</sup>

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Use	CI
<b>Employee Amenities</b> , including cafeterias, clinics, daycare facilities, fitness facilities, lounges, and recreational facilities	A <sup>2</sup>
<b>Experimental, Film, or Testing Laboratories</b>	P <sup>4</sup>
<b>Farmers' Markets</b> , subject to Section 840	P
<b>Financial Institutions</b> , including banks, brokerages, credit unions, loan companies, and savings and loan associations	L <sup>1</sup> , C
<b>Fitness Facilities</b> , including athletic clubs, exercise studios, gymnasiums, and health clubs	L <sup>1</sup> , P <sup>5</sup> , C
<b>Fraternal Organization Lodges</b>	C
<b>Government Uses</b> that exceed a primary or accessory use	C
<b>Heliports</b>	C
<b>Hydroelectric Facilities</b> , <del>subject to Section 829</del>	C
<b>Libraries</b>	C
<b>Manufacturing Products from, or Otherwise Processing, Previously Prepared Materials</b> <sup>6</sup>	P
<b>Marijuana Processing</b>	X
<b>Marijuana Production</b>	X
<b>Marijuana Retailing</b>	X
<b>Marijuana Wholesaling</b>	X
<b>Mobile Vending Units</b> , subject to Section 837	A <sup>7</sup> , L <sup>1</sup> , C
<b>Multi-Use Developments</b> , subject to Section <del>844</del> <b>1016</b>	C
<b>Offices</b> , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: accounting services, architectural services, business management services, call centers, employment agencies, engineering services, governmental services, income tax services, insurance services, legal services, manufacturer's representatives, office management services, property management services, real estate agencies, and travel agencies	P <sup>8</sup>
<b>Offices and Outpatient Clinics</b> —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy	L <sup>1</sup> , C
<b>Parking Structures</b>	A
<b>Pedestrian Amenities</b>	P

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

Use	CI
<b>Public Utility Facilities</b>	C <sup>9</sup>
<b>Radio and Television Transmission and Receiving Towers and Earth Stations</b>	C <sup>10</sup>
<b>Recreational Uses</b> , including playgrounds, sports courts, and swimming pools	P <sup>5</sup>
<b>Recreational Uses</b> , including boat moorages, country clubs, equine facilities, golf courses, gymnastics facilities, lodges, parks, and swimming pools <sup>11</sup>	C
<b>Recreational Vehicle Camping Facilities</b> , subject to Section 813	C
<b>Retailing</b> —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, firewood, flowers, food, furniture, garden supplies, gun supplies, guns, hardware, hides, interior decorating materials, jewelry, leather, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos	L <sup>1</sup> , C
<b>Retailing</b> —whether by sale, lease, or rent—of any new or used product not specifically listed elsewhere in this table	C <sup>1</sup>
<b>Schools</b> <sup>12</sup>	P
<b>Services, Commercial</b> —any service not specifically listed elsewhere in this table	C <sup>1</sup>
<b>Services, Commercial—Food and Beverage</b> , including catering and eating and drinking establishments	L <sup>1,13</sup> , C <sup>13</sup>
<b>Services, Commercial—Personal and Convenience</b> , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	L <sup>1</sup> , C
<b>Services, Commercial—Veterinary</b>	L <sup>1</sup> , C
<b>Signs</b> , subject to Section 1010	A <sup>14</sup>
<b>Telephone Exchanges</b>	C
<b>Temporary Buildings for Uses Incidental to Construction Work</b> , provided that such buildings shall be removed upon completion or abandonment of the construction work	A
<b>Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-Site Prior to On-Site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker</b>	A

Use	CI
<b>Utility Carrier Cabinets</b> , subject to Section 830	P, <u>C<sup>15</sup></u>
<b>Warehouse and Storage Structures</b> provided in conjunction with a primary use	A
<b>Wireless Telecommunication Facilities</b> , subject to Section 835	P

- 1 The use is permitted subject to the following criteria:
  - a. The building floor area occupied by all uses subject to Note 1 shall not exceed 10 percent of the building floor area occupied by primary uses.
  - b. The use shall be located, arranged, and integrated within the development to serve primarily the shopping and service needs of residents and employees of the CI District.
  - c. The use shall not be of a type or intensity that produces odor, smoke, fumes, noise, glare, heat, or vibration that are incompatible with associated primary uses in the area.
  
- 2 These uses shall be located in the same structure as the use to which they are accessory.
  
- 3 Congregate housing facilities, multifamily dwellings, three-family dwellings, and two-family dwellings may occupy no more than 75 percent of the building floor area of a development. Accessory uses are not counted toward the 75-percent maximum. In addition, no more than 25 percent of the gross site area may be developed with exclusively residential uses and associated accessory and limited uses. This 25-percent limit does not apply to mixed-use buildings that combine residential uses and other primary uses. The entire gross site area is used to calculate maximum density permitted pursuant to Section 1012, *Lot Size and Density*. The 75-percent maximum building floor area standard may be waived if a substantial mix of primary uses has been established within the CI District to the extent that the following primary-use categories are represented: business/industrial (blueprinting, bookbinding, graphic and photographic reproduction, photo processing, printing, publishing, laboratories, manufacturing, offices, or schools); residential (congregate housing facilities, multifamily dwellings, three-family dwellings, or two-family dwellings); and recreational (fitness facilities or recreational uses). Alternatively, the standard may be modified or waived if:
  - a. The need for the use for which additional floor area is requested is at least as great as the need for other compatible primary uses allowed in the CI District; and
  - b. The proposed use and location of the use are compatible with, and complementary to, existing or proposed developments in the CI District.
  
- 4 No operation shall be conducted or equipment used that would create hazards or noxious or offensive conditions.
  
- 5 The use shall be developed to serve primarily the recreational needs of residents and employees of the CI District.

- 6 The use is permitted subject to the following criteria:
  - a. The use shall be employee-intensive, providing approximately 15 or more jobs for every developed acre of land.
  - b. The use shall not be of a type or intensity that produces odor, smoke, fumes, noise, glare, heat, or vibration that are incompatible with other primary uses allowed in the CI District.
  - c. The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, shall be similar to other industrial and office uses allowed in the CI District.
- 7 Level one mobile vending units are accessory uses. All other mobile vending units are limited or conditional uses.
- 8 Offices with 50 or more employees may occupy up to 100 percent of the building floor area of the development. Offices with fewer employees may occupy no more than 70 percent of the building floor area of the development. Accessory uses are not counted toward the 70-percent maximum. The 70-percent maximum building floor area standard may be waived if a substantial mix of primary uses has been established within the CI District to the extent that the following primary-use categories are represented: business/industrial (blueprinting, bookbinding, graphic and photographic reproduction, photo processing, printing, publishing, laboratories, manufacturing, offices, or schools); residential (congregate housing facilities, multifamily dwellings, three-family dwellings, or two-family dwellings); and recreational (fitness facilities or recreational uses). Alternatively, the standard may be modified or waived if:
  - a. The need for the use for which additional floor area is requested is at least as great as the need for other compatible primary uses allowed in the CI District; and
  - b. The proposed use and location of the use are compatible with, and complementary to, existing or proposed developments in the CI District.
- 9 Public utility facilities shall not include shops or garages.
- 10 The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- 11 This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- 12 Only trade or community schools primarily serving the business community within the area are permitted.
- 13 Drive-in eating and drinking establishments and drive-thru window services are prohibited.
- 14 Temporary signs regulated under Subsection 1010.13(A) are a primary use.

<sup>15</sup> Utility carrier cabinets are a conditional use if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A).

**Table 601-2: Dimensional Standards in the CI District**

Standard	CI
District Land Area for Calculating Density Pursuant to Section 1012	1,742 square feet
Minimum Street Frontage	50 feet
Maximum Front Setback	See Subsections 1005.03(E) and (H).
Minimum Front Setback	15 feet
Minimum Rear Setback	15 feet
Minimum Side Setback	15 feet
Maximum Lot Coverage	55 percent

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-235, 5/14/12; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18]