

Section 3.170. Rural Industrial Zone (RI).

Purpose of Classification. The RI zoning classification is applied to all rural lands with existing industrial uses in built and committed exceptions to the Statewide Planning Goals as of the date of adoption of this ordinance. All future rezoning to this zoning designation shall require an exception to Goals 3 and/or 4, 14 and other Goals which are applicable to the specific site, and shall be limited to those expressly authorized by statute and the comprehensive plan.

Section 3.171. Uses Permitted Outright.

The following uses and their accessory uses established before the adoption of this ordinance are permitted outright including:

1. A facility for the primary processing of forest products such as a sawmill or other forest product plant such as a mill, chipper, etc.
2. A facility for the primary processing of aggregate or other mineral resources such as rock crushing, screening but not including processing facilities used for processing offshore oil, gas, or marine mineral resources.
3. A facility for the primary processing of an agricultural product such as a washing, sorting, grading, and repackaging facility for fruit or other horticultural product.
4. A facility for the handling, shipment, or processing of livestock or livestock products such as feedlots, stock loading facilities, slaughterhouses, wool storage facilities, etc.
5. A farm or forest equipment service, storage or repair facility.

Section 3.172. Conditional Uses Subject to Administrative Approval by the Director.

The following uses may be allowed provided a land use application is submitted pursuant to Section 2.060 of the Curry County Zoning Ordinance and the Planning Director approves the proposed use based upon relevant standards for review in this ordinance. Numbers in parenthesis following the uses indicate the standards described in Section 7.040 that must be met to approve the use.

1. Single family dwelling or manufactured home which is subordinate and accessory to a permitted use.
2. Trailer, camping or recreational vehicle temporarily used as a residence during construction of a permitted use or to temporarily provide watchman security for material that cannot be reasonably stored in an established commercial storage facility.
3. One manufactured home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident. (17)
4. Television, microwave, and radio communication facilities and transmission antenna towers.
5. Utility facilities necessary for public service, (e.g. fire stations, utility substations, parks for public use, etc.) except commercial facilities for the purpose of generating power for public

use by sale. (5)

6. A permanent facility for the secondary processing of forest products such as a plywood mill.
7. A permanent facility for the secondary processing of aggregate or other mineral resources such as an asphalt or concrete plant but not including facilities used for processing offshore oil, gas or mineral resources.
8. A permanent facility for the secondary processing of an agricultural product such as a cannery or packaging plant.
9. Automobile wrecking yard or solid waste disposal facility.
10. A trucking or storage establishment which is related to and accessory to nearby resource land uses.

Section 3.173. Lot Size.

The division of land to create new parcels shall meet the following criteria:

1. be large enough so that the new industrial use can be buffered to have the minimum impact on any adjacent resource lands;
2. be of the minimum size necessary to fulfill the need;
3. shall meet any lot size requirements determined for proper installation and operation of water supply and sewage disposal systems; and

Section 3.174. Set-Backs.

See Article IV.

Section 3.175. Height of Buildings.

See Article IV.

Section 3.176. Off-Street Parking and Loading.

See Article IV.