

16.25.010 Industrial districts.

E. Development Standards. The development standards in Table 16.25.010-2 apply to all uses, structures, buildings, and development within the EC and IC Districts.

Table 16.25.010-2 Development Standards for EC and IC Districts

Standard	EC	IC
Residential density (maximum)	NA	NA
Lot size (minimum)	None	None ¹
Lot width (minimum)	None	None
Lot depth (minimum)	None	None
Lot coverage, including all impervious surfaces (maximum)	85%	75%
Open space (minimum)	15%	15%
Landscaping (minimum)	The requirements of Chapter 16.42 apply, including the screening provisions of Section 16.42.060(G) . In addition, the approval authority may require landscaping, fences, walls or other buffering that exceed the landscaping standards when it finds that more or different buffering is necessary to mitigate adverse noise, light, glare, and/or aesthetic impacts to adjacent properties	
Building setbacks (minimum): Front	10 ft.	10 ft.
Rear (abutting a nonresidential district) Rear (abutting a residential district) Side	10 ft. 20 ft. 0 ft./10 ft. ²	20 ft. 20 ft./ 50 ft. ³ 0 ft./20 ft./ 50 ft. ^{2,3}
Building setbacks (maximum): Front Rear Side	None None None	None None None
Building height (maximum)	45 ft.	45 ft.
<p>NOTES:</p> <p>¹ Lots or parcels larger than fifty (50) acres may be divided into smaller lots and parcels pursuant to a master plan approved by the City so long as the resulting division yields at least one lot or parcel of at least fifty (50) acres in size.</p> <p>² The minimum required side and rear building setbacks shall be increased by one-half foot for each foot by which building height exceeds twenty (20) feet. Zero lot lines area allowed along interior side lot lines where both parcels are within the EC or IC zones subject to approval by the building official and Clackamas fire district.</p> <p>³ The minimum setback for buildings and outdoor storage or activities within the Rock Creek Employment Center is 50 ft. when abutting a residential zone. Within the 50 foot setback, parking and maneuvering of noncommercial vehicles may be allowed up to 20 feet from the property line.</p>		

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F. Rock Creek Employment Center Subdistrict.

1. The boundaries of the Rock Creek Employment Center Subdistrict are shown on Figure 16.25.010-1.
2. Subarea A—Trip Limitation Requirement. The standards in this subsection apply to all development proposed within Subarea A identified on Figure 16.25.010-1.
 - a. The cumulative total p.m. peak hour trips for the subarea shall not exceed two hundred seventeen (217) trips except as permitted by subsection (F)(3).
 - b. Development applications within the subarea shall include a trip generation estimate demonstrating that proposed development will not cause the subarea to exceed two hundred seventeen (217) total cumulative p.m. peak hour trips.
 - c. The trip limitation of two hundred seventeen (217) p.m. peak hour trips may be exceeded if an applicant can demonstrate that there are funded transportation projects in the area to accommodate the additional trips or if a subsequent traffic analysis shows that additional traffic will not have a significant effect on the transportation system.
3. Subarea B—Distribution Center and Warehouses. Distribution centers and warehouses are permitted as primary uses within the area identified as Subarea B on Figure 16.25.010-1 and are exempted from the provisions of Chapter 16.65 (Master Planned Developments) provided:
 - a. At least eight percent but not more than forty (40) percent of the gross floor area square footage of the distribution center or warehouse facility is executive and/or administrative offices related to the operation of the distribution center or warehouse; or,
 - b. The distribution center or warehouse is intended and designed to accommodate at least one employee per two thousand (2,000) square feet of gross floor area.
4. **Development in the Industrial Campus (IC) District abutting a residential zone shall comply with the following within the setback along the adjoining property lines:**
 - a. **Installation of a minimum twelve (12) foot tall fully sight-obscured masonry wall.**
 - b. **Landscaping on the either side of the wall including:**
 - i. **A row of coniferous trees a minimum of six (6) feet in height planted on average thirty (30) feet on center; and**
 - ii. **An evergreen hedge screen of forty-two (42) inches high or shrubs a minimum of two (2) feet in height spaced no more than four (4) feet apart on average; and**
 - iii. **Ground cover plants, which includes grasses covering all landscaping areas. Mulch (as a ground cover) shall only be allowed underneath plants at full growth and within two feet of the base of a tree.**
 - c. **The emission of air pollutants or odorous gasses and changes in temperature detectable by the human senses without the aid of instruments on adjacent residential property is prohibited. No maneuvering or parking of commercial vehicles is permitted within the minimum setback, except for the driveway access.**

Figure 16.25.010-1 Rock Creek Employment Center Subdistrict

Rock Creek Employment Center Boundary Subarea A Subarea B

Subarea A is subject to trip limitations in accordance with Section 16.25.010.F.2

Subarea B is subject to limitations on warehousing and distribution as identified in Section 16.25.010.F.3

