

Lane Code  
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**TOURIST COMMERCIAL DISTRICT (CT)****10.166-05 Purpose.**

The Tourist Commercial District is intended to provide for accommodations and facilities serving tourists, the motoring public, and other travelers and to provide basic local services for permanent and seasonal residents. This district is further intended to be utilized only in those areas where the development of such facilities is necessary and appropriate such as areas located at central intervals on thoroughfares and at freeway interchanges, areas with high recreation or tourist use adjacent to or within rural communities, or similar areas with intensive tourist use.

A Tourist Commercial District is likely to be located in an area of the County where its impact on the natural environment and/ or communities may be substantial. Consequently, the highest possible standard and quality of development is necessary. Site review procedures are required. *(Revised by Ordinance No. 3-76; Effective 4.7.76)*

**10.166-10 Permitted Buildings and Uses.**

In the Tourist Commercial District, the following types of structures and uses are permitted as described in this section and subject to the general provisions and exceptions set forth in this chapter and subject to a site review permit granted pursuant to LC 10.335:

- (1) One residence for the owner, manager or operator connected with the permitted activity.
- (2) Motel, hotel.
- (3) Restaurant.
- (4) Bars, nightclubs, taverns, (only as an accessory to a restaurant).
- (5) Grocery store.
- (6) Service station.
- (7) Bus station.
- (8) Automobile rental agencies.
- (9) Kennels (only as an accessory to a motel or hotel).
- (10) Public and semipublic buildings and structures rendering direct service to the public in local areas, such as fire stations, utility substations and pump stations, provided that no stockpiling or storage of materials shall be allowed.
- (11) Sporting equipment and other recreational equipment rental services.
- (12) Tourist information center.
- (13) Car wash.
- (14) Laundromat, cleaners.
- (15) Barber shop, beauty shop.
- (16) Photographic shop.
- (17) Shoe repair shop.
- (18) Drugstore, pharmacy.
- (19) Gift shop, curio shop.
- (20) Florist shop.
- (21) Public or private museum, art gallery, or similar use.
- (22) Newsstands.
- (23) Bakery.
- (24) Apparel store.
- (25) Outdoor stages and entertainment areas.
- (26) Tourist activities similar to the above.
- (27) Family day care facility in a permitted residence.
- (28) Residential Home.

(29) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 3-76; Effective 4.7.76; 3-91, 5.17.91; 10-04, 6.4.04)*

#### **10.166-15 Conditional Uses.**

The following types of buildings and uses may be allowed, subject to the granting of a conditional use permit in accordance with the general provisions of this chapter regarding such permits (LC 10.320), and subject to the general provisions and exceptions set forth in this chapter:

- (1) Overnight trailer and camper facilities.
- (2) Truck fueling or service stations, auto repair garages (provided all repair be conducted entirely within an enclosed building).
- (3) Marina boat launching and moorage facility, boat charter or rental service.
- (4) Kennel which is not accessory to a motel or hotel.
- (5) Offices incidental to professional services such as real estate, engineering, contracting, legal, medical, accounting, and similar services.
- (6) Churches, community centers.
- (7) Bars, nightclubs, taverns, not accessory to restaurants.
- (8) Animal hospitals or clinics.
- (9) Rental facilities for storing boats and recreational vehicles.
- (10) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 3-76; Effective 4.7.76; 10-04, 6.4.04)*

#### **10.166-21 Height.**

(Also see LC 10.300-10.) No building or structure, nor the enlargement of any building or structure shall be hereafter erected or maintained to exceed two and one-half stories or 35 feet in height. *(Revised by Ordinance No. 3-76; Effective 4.7.76)*

#### **10.166-23 Setback Requirements.**

(Also see 10.300-15 and 15.065 .095.)

- (1) Front yard setback shall be 20 feet.
- (2) Side yard setback shall be as follows..
  - (a) Interior yard -10 feet.
  - (b) Street side yard -20 feet.
- (3) Rear yard setback shall be 10 feet. *(Revised by Ordinance No. 3-76; Effective 4.7.76)*

#### **10.166-28 Vision Clearance.**

Vision clearance on corner lots shall be a minimum of 15 feet. *(Revised by Ordinance No. 3-76; Effective 4.7.76)*

#### **10.166-35 Parking.**

(As provided in LC 10.300-05.) *(Revised by Ordinance No. 3-76; Effective 4.7.76)*

#### **10.166-42 Area.**

(Also see LC 10.300-20.)

- (1) The minimum area for the division of land shall be five acres.
- (2) Notwithstanding the provisions of LC 10.166-42(1) above, the minimum area for a parcel or lot may be reduced if there is a finding that the location, design, and arrangement of the proposed lot or parcel can be integrated in a logical manner with the location, design and arrangement of lots or parcels, and uses, existing and potential, of:
  - (a) Adjacent properties, and

(b) The remainder of the contiguous ownership proposed for division.  
(Revised by Ordinance No. 3-76; Effective 4.7.76)

**10.166-95 Telecommunication Towers.**

Notwithstanding the requirements in LC 10.166-05 through -42 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. (Revised by Ordinance No. 4-02, Effective 4.10.02)

**LIMITED INDUSTRIAL DISTRICT (M-1)**

**10.170-05 Purpose.**

The Limited Industrial District (M-1) is intended to provide for manufacturing and related activities with limited external impact. (Revised by Ordinance No. 10-82; Effective 7.9.82)

**10.170-10 Permitted Buildings and Uses.**

In the M-1 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

- (1) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.
- (2) Administrative and sale offices incidental to and directly related to the operation of industrial or commercial uses permitted in this District.
- (3) Single-family dwelling or mobile home for residential purposes for watchman, caretaker or operator to be located on the premise of the associated use.
- (4) Kennel, provided the following conditions are satisfied:
  - (a) The maximum number of dogs over four months of age shall be eight.
  - (b) For more than three dogs over four months of age, there shall be at least 500 square feet of lot area for each dog on the lot.
  - (c) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.
- (5) Laboratories, research and testing.
- (6) Manufacturing, assembling, processing, packaging, storage, wholesale distribution, testing, repairing of electronic devices, electro-mechanical components, optics, testing equipment.
- (7) Manufacturing, assembling, processing, packaging, storage, or wholesale distribution of such products as bakery goods, candy, cosmetics, dairy products, drugs perfumes, toiletries, soft drinks and food products, except fish, meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.
- (8) Outdoor advertising.
- (9) Storage buildings for household or consumer goods.
- (10) Public and semipublic utilities, buildings and uses rendering direct utility service to the public in the local area, such as fire stations, utility stations or wells.
- (11) Lawful uses existing on a property prior to July 9, 1982, and expansion or replacement of such uses which will result in an accumulated increase of no greater than

50 percent of the total ground floor and outside storage area lawfully existing prior to the effective date of the adoption of the ordinance.

(12) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82; 10-04, 6.4.04)*

#### **10.170-15 Conditional Use.**

The following conditional uses, subject to a Conditional Use Permit granted pursuant to the provisions of this chapter providing for the granting of Conditional Use Permits (LC 10.320):

(1) Aircraft landing field or heliport in conjunction with a use permitted in this District.

(2) Banks.

(3) Barbershop, beauty shop.

(4) Building maintenance service.

(5) Carnival, circus.

(6) Convenience grocery store (maximum of 2,000 square feet).

(7) Correctional institution, jail, penal farm.

(8) Credit union office.

(9) Garbage dump, garbage transfer facility.

(10) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.

(11) Offices for engineers, architects, landscape architects, surveyors, designing, graphics, business and labor organizations.

(12) Other uses similar to permitted uses in this District, provided that:

(a) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.

(b) Items manufactured, assembled, processed or produced in area shall be for wholesale.

(13) Public and private parking areas and garages.

(14) Radio and television stations, radio and television towers; facilities transmitting electrical current in excess of 150,000 volts in any single cable or line or group of cables or lines.

(15) Restaurants, taverns.

(16) Rock, sand, gravel and loam excavations, with incidental processing.

(17) Service stations.

(18) Sewage treatment facilities.

(19) Expansion of a lawful pre-existing use in excess of that allowed as a permitted use.

(20) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82; 10-04, 6.4.04)*

#### **10.170-23 Setback Requirements.**

(Also see LC 10.300-15 and LC 15.065.)

(1) Front Yard. Front yards shall be not less than 15 feet deep.

(2) Side Yard. Side yards will not be required, but if side yards are created, they shall be a minimum of three feet wide and three feet deep. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

#### **10.170-26 Lot Coverage.**

Full coverage is allowable, provided minimum load space and setbacks have been provided. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

**10.170-28 Vision Clearance.**

- (1) Vision clearance for corner lots shall be a minimum of 15 feet.
- (2) Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

**10.170-35 Off-Street Parking.**

(Also see LC 10.300-05.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

**10.170-95 Telecommunication Towers.**

Notwithstanding the requirements in LC 10.170-05 through -35 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

**LIGHT INDUSTRIAL DISTRICT (M-2)****10.175-05 Purpose.**

The Light Industrial District (M-2) is intended to provide areas for a wide range of manufacturing and assembly of materials into finished products and for warehousing, and wholesale businesses. *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

**10.175-10 Permitted Buildings and Uses.**

In the M-2 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

- (1) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.
- (2) Any use permitted in the M-1 District (LC 10.170-10).
- (3) Bottling works, including alcoholic beverages.
- (4) Collection, recycling, sorting, baling, or processing of previously used material such as rags, paper, metals, glass or plastics.
- (5) Contractor's equipment storage yards; light and heavy equipment sales, rental or repair.
- (6) Feed and seed store.
- (7) Freighting and trucking yards, or terminal.
- (8) Mobile home sales and repairs.
- (9) Laundry, cleaning and dyeing works, and carpet and rug cleaning.
- (10) Lumberyards, and building material sales.
- (11) Manufacturing, assembling, processing, packaging, storage, wholesale distribution of articles or merchandise from previously prepared materials such as: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, food (except fish, meat, sauerkraut, vinegar, yeast), fur, glass, hair, horn, leather, paper or paperboard, plastics, pottery, precious or semiprecious metals or stones, shells, textiles, tobacco, wood, yarns and paint not employing a boiling process.

(12) Metal or sheet metal shops, plumbing shops, electroplating, tool and hardware manufacturing, machine shop not using a drop hammer or large capacity punch press.

(13) Moving equipment rental, parcel delivery plant.

(14) Poultry or rabbit killing, incidental to a retail trade on the same premises.

(15) Tire recapping.

(16) Other uses similar to the above, the manufacturing, assembling, processing, packaging, storage, wholesale distribution, testing, repairing of which shall not have any different or more detrimental effect upon the adjoining areas than the items specifically listed, and otherwise not anymore unsightly, obnoxious, hazardous, or offensive by reason of appearance, emission of odor, dust, smoke, gas, noise, vibration, radioactivity, glare and electrical interference.

(17) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82; 10-04, 6.4.04)*

#### **10.175-15 Conditional Uses.**

The following conditional uses, subject to a Conditional Use Permit granted pursuant to the provisions of this chapter providing for the granting of Conditional Use Permits (LC 10.320).

(1) Any of the conditional uses listed in the M-1 District (LC 10.170-15). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82)*

#### **10.175-23 Setback Requirements.**

(Also see LC 10.300-15.)

(1) Front Yard. No front yard will be required.

(2) Side Yard. Side yards will not be required, but if side yards are created, they shall be a minimum of three feet wide and three feet deep.

(3) Rear Yard. No structural improvements except road surfacing will be allowed within 10 feet of the centerline of an existing alley. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

#### **10.175-26 Lot Coverage.**

Full coverage is allowable, provided minimum parking space, loading space and setbacks have been provided. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

#### **10.175-28 Vision Clearance.**

Vision clearance for corner lots on streets with widths of less than 60 feet shall be a minimum of one foot vision clearance for each foot of street width under 60 feet, provided that a vision clearance of more than 10 feet shall not be required. Said vision clearance shall be from curb or walk level to a minimum height of eight feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82)*

#### **10.175-35 Off-Street Parking.**

(Also see LC 10.300-05.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

#### **10.175-95 Telecommunication Towers.**

Notwithstanding the requirements in LC 10.175-05 through -35 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not

necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

### **HEAVY INDUSTRIAL DISTRICT (M-3)**

#### **10.180-05 Purpose.**

The Heavy Industrial District is intended to provide areas for the location of primary processing industries and to provide for other industrial uses unsuitable for location in other industrial Districts. *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

#### **10.180-10 Permitted Buildings and Uses.**

In the M-3 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

- (1) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.
- (2) Any use permitted in the M-2 District (LC 10.175-10).
- (3) Industrial and associated commercial buildings and uses. All manufacturing, assembling, processing, packaging, storage, wholesale distribution testing, repairing, researching or any combination thereof of items, material or goods, is permitted.
- (4) Other uses similar to the above, and those uses which are unsightly, obnoxious, hazardous or offensive by reason of appearance, emission of odor, dust, smoke, gas, noise, vibration, radioactivity, glare and electrical interference.
- (5) Wrecking yards, if completely enclosed by an approved type of fence, wall or hedge.
- (6) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82; 10-04, 6.4.04)*

#### **10.180-15 Conditional Uses.**

The following conditional uses, subject to a Conditional Use Permit granted pursuant to the provisions of this chapter providing for the granting of Conditional Use Permits (LC 10.320):

- (1) Any of the conditional uses listed in the M-1 District (LC 10.170-15). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-82, 7.9.82)*

#### **10.180-23 Setback Requirements.**

(Also see LC 10.300-15 and 15.065).

- (1) Front Yard. No front yard will be required.
- (2) Side Yard. Side yards will not be required, but if side yards are created, they shall be a minimum of three feet wide and three feet deep. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

#### **10.180-26 Lot Coverage.**

Full coverage is allowable; provided minimum parking space and setbacks have been provided. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*



**10.180-28 Vision Clearance.**

Vision clearance for corner lots on streets with widths of less than 66 feet shall be a minimum of one foot vision clearance for each foot of street width under 66 feet; provided that a vision clearance of more than 10 feet shall not be required. Said vision clearance shall be from the curb of walk level to a minimum of eight feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

**10.180-35 Off-Street Parking.**

(Also see LC 10.300-05.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

**10.180-95 Telecommunication Towers.**

Notwithstanding the requirements in LC 10.180-05 through -35 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

**SPECIAL INDUSTRIAL COMBINING DISTRICT (/SI)****10.181-05 Purpose.**

The Special Industrial Combining District has the following purposes:

- (1) Promote the productive use of agricultural land until development into industrial uses is appropriate;
- (2) Recognize the unique characteristics of certain industrially designated lands in Lane County;
- (3) Provide for the reservation and protection of those lands, in farm use, until they can be developed into special light industrial uses in accordance with County policy;
- (4) Specify procedures and criteria for the development of lands so zoned;
- (5) Promote the development of these lands in an innovative manner which provides benefits to the County. *(Revised by Ordinance No. 20-80; Effective 11.14.80; 16-83, 9.14.83)*

**10.181-10 Location.**

The /SI Combining District is to be applied to industrially zoned lands within rural Lane County where the following conditions exist:

- (1) A predominance of large, undeveloped parcels of land suitable for industrial use;
- (2) Proximity of transportation facilities, including railroad and highway;
- (3) No likelihood of urban services or facilities, or annexation to an incorporated city, within the foreseeable future;
- (4) Recognition, within the County Comprehensive Plan, of the appropriateness of the District on lands so designated.

The /SI Combining District may be applied in combination with parent Industrial Zoning Districts M-1, M-2 and M-3, where such combination is recognized in the Comprehensive Plan as being appropriate. Provisions of the M-1, M-2 and M-3 Districts are not rendered less restrictive by application of the /SI Combining District. *(Revised by Ordinance No. 20-80; Effective 11.14.80; 16-83, 9.14.83)*

**10.181-15 Special Uses--Director Review.**

The following uses are subject to approval by the Director pursuant to Type II procedures of LC Chapter 14.

(1) When combined with the M-1 District, all buildings and uses specifically listed in the M-1 District as permitted buildings and uses, and not to include those buildings and uses otherwise referenced by inclusion within another District.

(2) When combined with the M-2 and M-3 Districts, all buildings and uses specifically listed in the M-1 and M-2 Districts as permitted buildings and uses, and not to include those buildings and uses otherwise referenced by inclusion within another District. *(Revised by Ordinance No. 20-80; Effective 11.14.80; 16-83, 9.14.83; 19-03, 10.29.19)*

**10.181-20 Special Uses--Hearings Official's Approval.**

The following uses are subject to approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14:

(1) When combined with the M-1 District, all conditional uses allowable within the M-1 District.

(2) When combined with the M-2 District, all conditional uses allowable within the M-1 and M-2 Districts.

(3) When combined with the M-3 District:

(a) All buildings and uses specifically listed as a permitted building and use within the M-3 District.

(b) All conditional uses allowable within the M-3 District. *(Revised by Ordinance No. 20-80; Effective 11.14.80; 16-83, 9.14.83; 19-03, 10.29.19)*

**10.181-25 Special Use Criteria.**

Special uses authorized by LC 10.181-15 and 10.181-20 above shall be approved only upon submission of evidence the following criteria are met:

(1) LC 10.181-15:

(a) That the location, design, size, shape and arrangement of the uses and structures are in scale and are compatible with the surroundings.

(b) That there is a desirable, efficient and workable interrelationship among buildings, parking, circulation, open space, landscaping and related activities and uses, resulting in an attractive, healthful and pleasant environment for living, shopping or working.

(c) That there is no unnecessary destruction of existing healthy trees or other major vegetation, and that due consideration is given to the preservation of distinctive historical or natural features.

(d) That the quantity, location, height and materials of walls, fences, hedges, screen planting and landscape areas are such that they serve their intended purpose and have no undue adverse effect on existing or contemplated abutting land use.

(e) That suitable planting of ground cover or other surfacing is provided to prevent erosion and reduce dust.

(f) That the location, design and size of the uses are such that the establishments to be accommodated will be adequately served by facilities and services suitable for the intended uses.

(g) That, based on anticipated traffic generation, adequate additional right-of-way and road improvements must be provided by the development in order to promote traffic safety and reduce traffic congestion. Consideration shall be given to the need and feasibility of widening and improving abutting streets to specifications of LC

Chapter 15 (Roads), and also to the necessity for such additional requirements as lighting, sidewalks and turn and deceleration/acceleration lanes.

(h) That there is a safe and efficient circulation pattern within the boundaries of the development. Consideration shall include the layout of the site with respect to the location and dimensions of vehicular and pedestrian entrances, exits, drives, walkways, buildings and other related facilities.

(i) That there are adequate off-street parking and loading-unloading facilities provided in a safe, efficient and pleasant manner. Consideration shall include the layout of the parking and gun loading facilities and their surfacing, lighting and landscaping.

(j) That the location, quantity, height and shape of areas or structures which define interior circulation and parking arrangements are suitable for their intended purpose.

(k) That all signs and illumination are in scale and harmonious with the site and area.

(l) That adequate methods are provided to ensure continued maintenance and necessary normal replacement of common facilities, uses, structures, landscaping, screening, ground cover and similar items required to ensure compatibility with the surrounding areas and an attractive, healthful and pleasant environment within the development area.

(m) That rail service to and within the development site is necessary and is adequately provided for.

(n) That all necessary services and facilities, including but not limited to sanitary sewer, drainage, water supply, power and communications, are provided for, and that where approvals from local, State or Federal agencies are necessary, such approvals have been obtained.

(o) That to the extent feasible, the development is designed and constructed so as to promote a high-quality, "campus" atmosphere.

(2) LC 10.181-20:

(a) Those listed in LC 10.181-25(1) above.

(b) The location, size, design and operating characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity.

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity.

(Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads and to any other relevant impact of the use.) *(Revised by Ordinance No. 20-80; Effective 11.14.80)*

### **10.181-30 Farm Uses.**

Notwithstanding other provisions herein specified, nothing within the /SI District shall be construed as prohibiting the use of land so designated for farming as specified in L C 10.100-10(1), (2), (3), (4) and (7). Uses specified in L C 10.100-10(5) are permitted provided they are in conjunction with a farm use only as defined in that chapter. *(Revised by Ordinance No. 20-80; Effective 11.14.80)*

**10.181-35 Area.**

Minimum parcel sizes to be considered for permit approvals under the provisions of the /SI District is 300 acres, consisting either of a single parcel of that size or greater, or a grouping of adjacent parcels the total area of which is that size or greater and which are all under the legal control of the applicant. Permit approvals on a parcel or parcels of less than 300 acres in size cannot be given under the provisions of this section. No existing parcels may be partitioned or divided, within the area to which the /SI District is applied, which would result in new parcels of less than 300 acres in area. *(Revised by Ordinance No. 20-80; Effective 11.14.80)*

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ARE RESERVED FOR FUTURE EXPANSION