



Community Development Department
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MEMORANDUM

TO: City Council / Planning Commission
FROM: Doug Rux, Community Development Director
SUBJECT: Riverfront Master Plan – Implementation Steps
DATE: July 9, 2020

The Newberg City Council accepted the Riverfront Master Plan at an administrative public hearing on September 16, 2019 (Resolution No. 2019-3596). Amendments to the City's Comprehensive Plan and Development Code were recommended to implement the Plan; however, these amendments have not yet been adopted. The joint City Council / Planning Commission work session to be held on Thursday, July 9th is intended to review the proposed language for the specific amendments to the Newberg Comprehensive Plan and Development Code. These amendments are needed to implement the vision and recommendations presented in the 2019 Riverfront Master Plan. These proposed amendments have been shared with the public via the City's website. Following the joint work session, a final package of recommended Comprehensive Plan and Development Code amendments will be prepared and considered by both the Planning Commission and City Council in separate adoption public hearings in the Fall.

Comprehensive Plan Amendments

The City's adopted Comprehensive Plan includes several existing policies related to the Riverfront District, which was originally put into place by the 2002 Riverfront Master Plan. The 2019 Riverfront Master Plan includes specific recommendations to update these policies to ensure that the Comprehensive Plan is consistent with and implements the current vision for the riverfront area. The attached memo, Proposed Comprehensive Plan Amendments dated June 25, 2020, presents fourteen (13) specific amendments to the Comprehensive Plan for City Council and Planning Commission consideration.

Development Code Amendments

The City created the Riverfront Subdistrict (15.352) in 2002 with adoption of the 2002 Riverfront Master Plan. The subdistrict was intended to encourage access to the Willamette River and allow for specific design standards for development in the area. Implementation of the 2019 Riverfront Master Plan will include updating the existing Riverfront Subdistrict standards rather than developing entirely new code language. This approach will reduce the amount of new and unfamiliar material for the City to administer and minimize the number of changes to zoning designations on properties in the area. The attached memo, Proposed Development Code Amendments dated June 25, 2020, presents eight (8) specific amendments to the Development Code for City Council and Planning Commission consideration.

Comprehensive Plan and Zoning Map Amendments

These changes amend the proposed comprehensive plan map and zoning map for the riverfront area with the maps provided in the attached memoranda. The updated Comprehensive Plan Map and Zoning Map identify the recommended land use and zoning districts from the 2019 Riverfront Master Plan and will replace “Map 5. Newberg Riverfront Master Plan – Proposed Newberg Zoning” and update the Comprehensive Plan Map.

Staff and representatives from the Angelo Planning Group (APG) will present the proposed amendments at the work session for any comments or suggested changes to the recommendations. Following the work session, the project team will make any necessary revisions and prepare the amendments for consideration and adoption at separate Planning Commission and City Council public hearings.

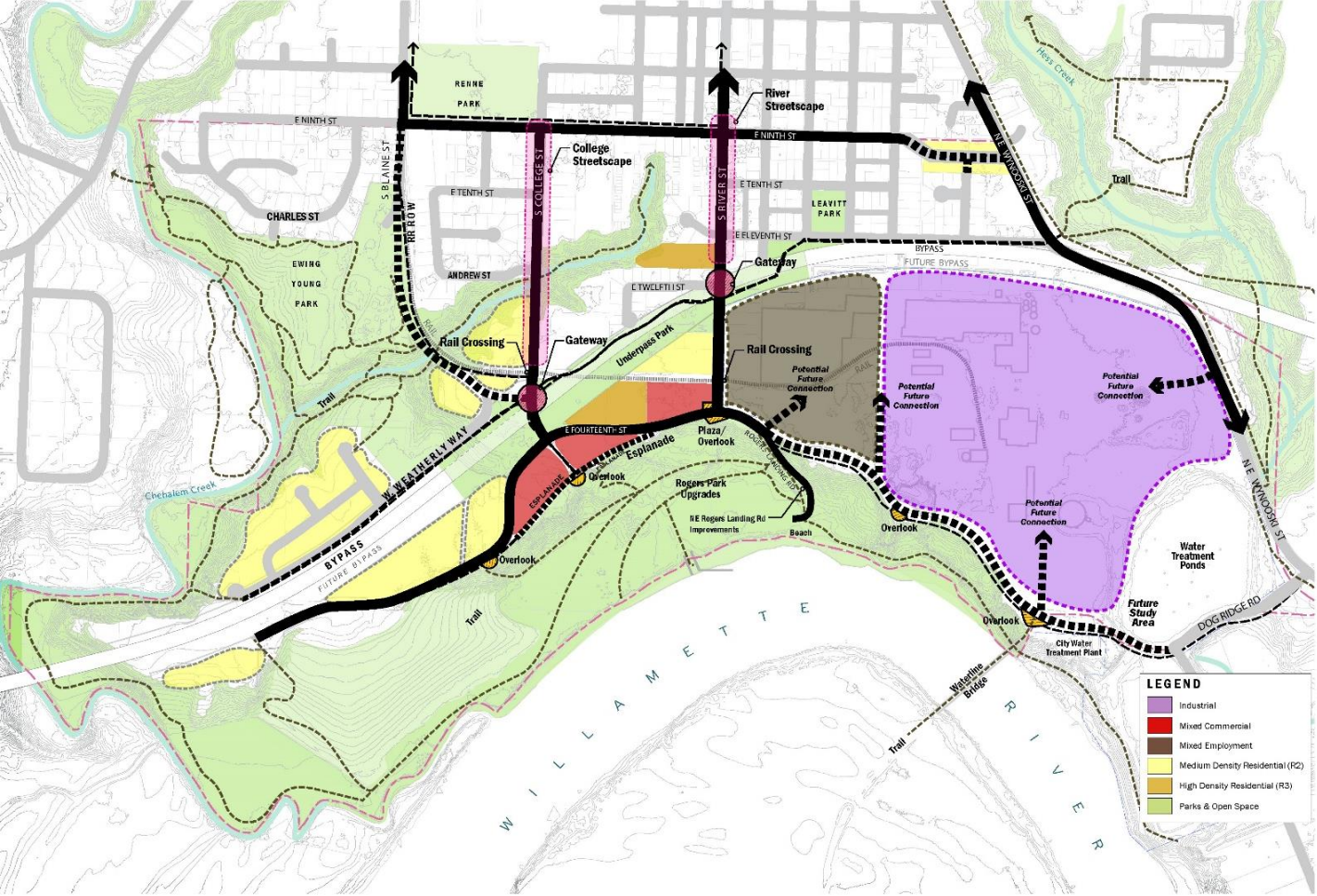
NEWBERG RIVERFRONT MASTER PLAN

IMPLEMENTATION STEPS



2019 Riverfront Master Plan

Preferred Alternative



The Newberg City Council accepted the 2019 Riverfront Master Plan on September 16, 2019 (Resolution #3596)

Action Plan

Master Plan included an Action Plan with the following elements:

- **Changes to the City's Comprehensive Plan, Development Code, and implementing ordinances**
- Future infrastructure improvements
- Development and community projects important for creating a climate of investment within the area
- Actions to be taken and partnerships to be formed
- Sources of funding for improvements within the area
- Time frame for initiating key actions and projects

Comprehensive Plan Amendments

Amend the Comprehensive Plan to Reflect the Intent of the Riverfront Master Plan:

1. Update policy related to the waste treatment lagoon for the Smurfit Newspaper Plant to reflect changes in property ownership and use
2. Revise economic policies related to the Riverfront District to reference the expanded uses recommended in the 2019 Riverfront Master Plan
3. Update housing policies related to the location of housing densities in the Riverfront District to reflect the preferred alternative in the 2019 Riverfront Master Plan
4. Update policy related to mixed-use housing in the Riverfront District
5. Update urban design policies to expand allowed uses and reflect urban design recommendations in the 2019 Riverfront Master Plan
6. Update language related to the Newberg-Dundee Bypass to reflect that the first phase has been constructed
7. Add a new transportation policy related to the impact of traffic on the local system stemming from retail and office development in the Mixed Employment zone, as identified in the TPR Analysis conducted for the 2019 Riverfront Master Plan (Appendix H)

Comprehensive Plan Amendments

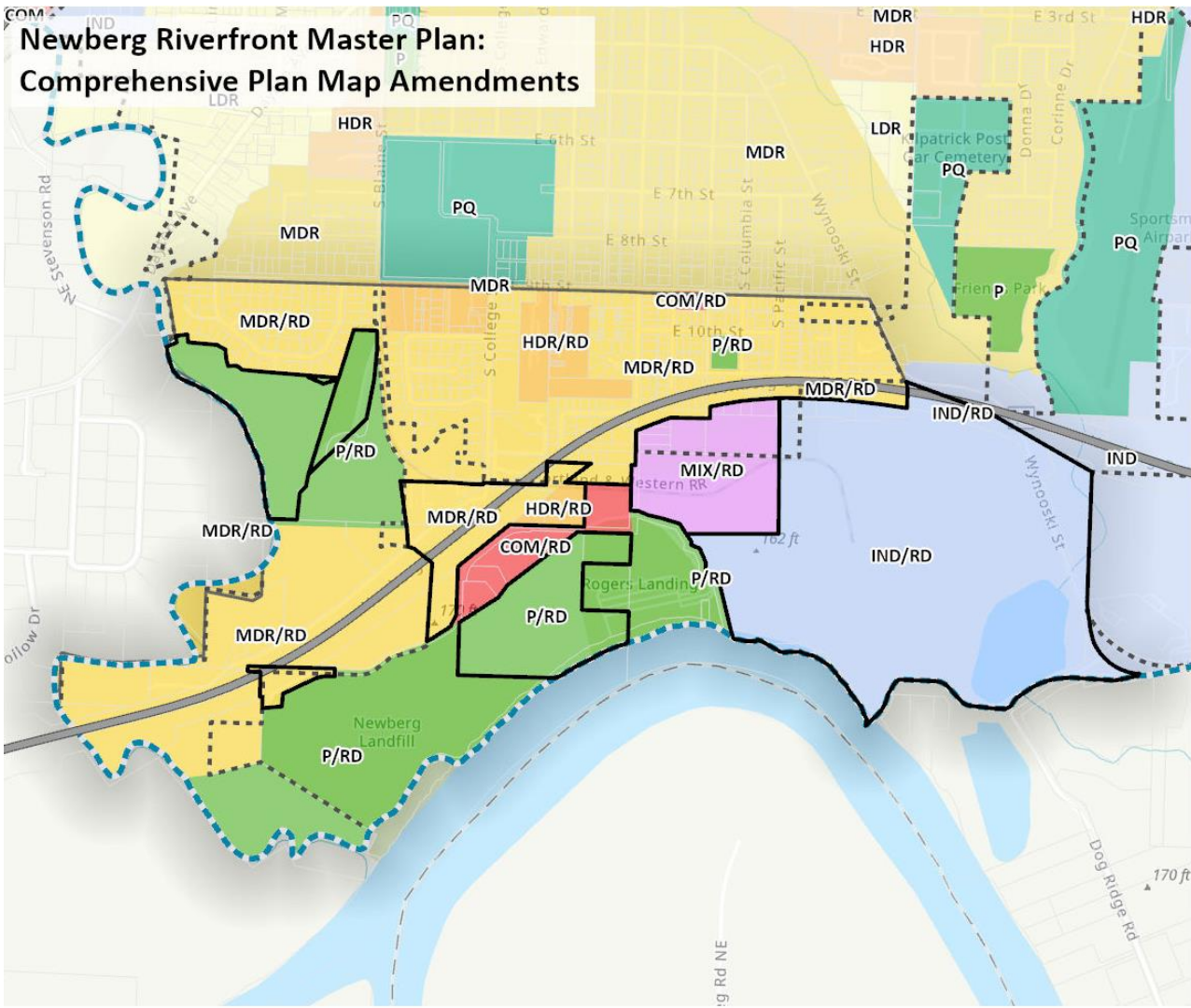
8. Add a new Transportation Policy related to coordination with the rail line owner regarding development of a trolley
9. Add a new policy related to developing bicycle/pedestrian-friendly gateways at the Newberg-Dundee Bypass to improve connections between downtown and the Riverfront District
10. Revise policy related to the provision of public facilities and services for industrial uses to reference mixed employment uses
11. Revise the plan classification description for Mixed Use designations to reference to light industrial uses and to prohibit residential uses in the Riverfront District
12. Revise the plan classification description for Industrial Areas to reflect the recommendations in the 2019 Riverfront Master Plan
13. Update existing language regarding the intention of the Riverfront District to reflect the land use and transportation recommendations in the 2019 Master Plan

Development Code Amendments

Amend the Development Code to Reflect the Intent of the Riverfront Master Plan

1. Revise the purpose statement for the Riverfront Overlay Subdistrict
2. Revise the Riverfront Overlay Subdistrict chapter to reflect recommendations in the 2019 Riverfront Master Plan
3. Add Mixed Employment (M-E) as an established district
4. Revise the purpose statement for the Riverfront Commercial (C-4) District and add a purpose statement for the new Mixed Employment (M-E) zone
5. Update development standards to include provisions for the new M-E district
6. Update use table to include new M-E zone
7. Update the footnote regarding residential uses in the C-4 district
8. Replace “Map 5. Newberg Riverfront Master Plan – Proposed Newberg Zoning”

Newberg Riverfront Master Plan: Comprehensive Plan Map Amendments



Proposed Comprehensive Plan Designations

- COM Commercial
- COM/RD Commercial - Riverfront
- IND Industrial
- IND/RD Industrial - Riverfront
- LDR Low Density Residential
- MDR Medium Density Residential
- MDR/RD Medium Density Residential - Riverfront
- HDR High Density Residential
- HDR/RD High Density Residential - Riverfront
- P Parks
- P/RD Parks - Riverfront
- PQ Public-Quasi Public
- MIX/RD Mixed Use - Riverfront

Comprehensive Plan Map Amendments

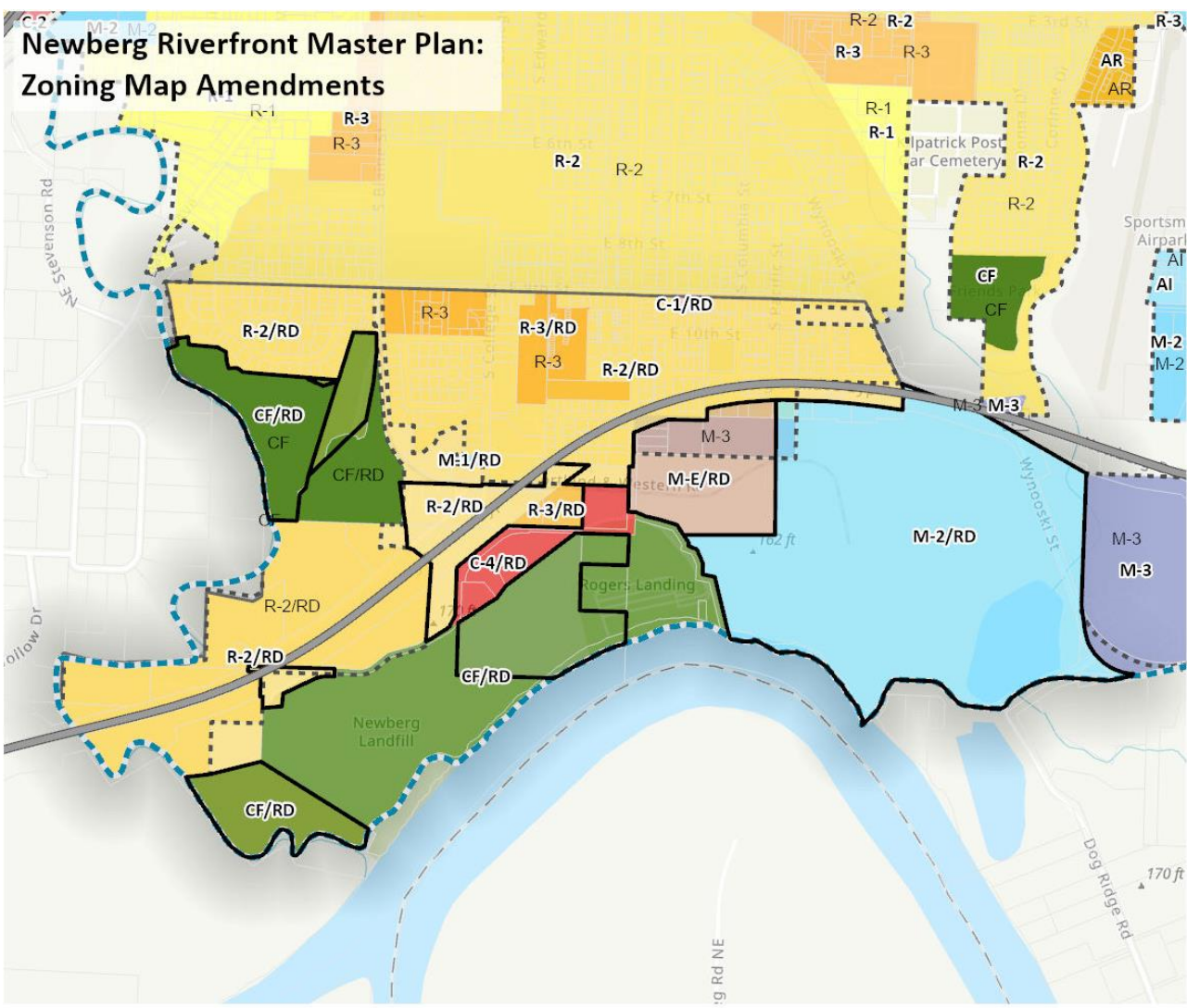
Amend the Comprehensive Plan Map to Reflect the Intent of the Riverfront Master Plan

- City Limits
- Urban Growth Boundary
- Riverfront District Boundary
- Areas of Land Use Change

6/25/2020



Newberg Riverfront Master Plan: Zoning Map Amendments



Proposed Zoning

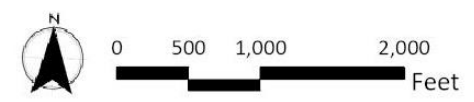
- C-1/RD Neighborhood Commercial - Riverfront
- C-2 Community Commercial
- C-4/RD Riverfront District
- CF Community Facility
- CF/RD Community Facility - Riverfront District
- M-1/RD Limited Industrial District - Riverfront
- AI Airport Industrial
- M-2 Light Industrial District
- M-2/RD
- M-3 Heavy Industrial District
- M-3
- M-E/RD Mixed Employment - Riverfront
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2/RD Medium Density Residential - Riverfront District
- R-3 High Density Residential
- R-3/RD High Density Residential - Riverfront
- AR Airport Residential

Zoning Map Amendments

Amend the Zoning Map to Reflect the Intent of the Riverfront Master Plan

- City Limits
- Urban Growth Boundary
- Riverfront Overlay Subdistrict (RD)
- Areas of Zone Change

6/25/2020



Next Steps

Next steps – annexation, adoption of amendments

- Planning Commission / City Council public hearings to adopt Comp Plan / Development Code / Mapping amendments
- Coordinate annexation of properties into the city limits of Newberg. Meet with property owners informing them of the annexation process
- Continue to prepare public information to add to the project website describing the annexation, Comprehensive Plan, Zone Change, Development Code

Schedule

Implementation Schedule

	Apr	May	Jun	Jul	Aug	Sep	Oct
Comprehensive Plan, Development Code, and Zoning Map Amendments							
Develop Draft Amendments	[Draft Deliverable]			[Draft Deliverable]			
PC/CC Work Sessions				[PC/CC Work Session]	[PC/CC Work Session]	[Final Deliverable]	
Adoption Proceedings							[Planning Commission Meeting] [City Council Hearing]
Coordination of Property Annexation			[Draft Deliverable]	[Draft Deliverable]		[Final Deliverable]	
Coordination with Yamhill County			[Draft Deliverable]	[PC/CC Work Session]		[Final Deliverable]	[Planning Commission Meeting] [City Council Hearing]
Public Involvement	[Draft Deliverable]						

Draft 5/6/2020, subject to change

Draft Deliverable

Final Deliverable

PC/CC Work Session

Planning Commission Meeting

City Council Hearing



Questions





MEMORANDUM

DATE 6/25/2020
TO Doug Rux, City of Newberg
FROM Kyra Haggart and Frank Angelo, Angelo Planning Group
RE **Proposed Comprehensive Plan Amendments**
CC Mimi Doukas, AKS Engineering

INTRODUCTION

The Newberg City Council accepted the Riverfront Master Plan at an administrative public hearing on September 16, 2019 (Resolution No. 2019-3596). Amendments to the City's Comprehensive Plan and Development Code were recommended to implement the Plan; however, these amendments have not yet been adopted. The purpose of this memorandum is to identify the specific amendments to the Newberg Comprehensive Plan that are needed to implement the vision and recommendations in the 2019 Riverfront Master Plan. These proposed amendments will be shared with the public via the City's website and then presented at a City Council/Planning Commission joint work session in summer 2020. Following this discussion, a final package of recommended Comprehensive Plan amendments will be developed and considered by both the Planning Commission and City Council in separate adoption public hearings in the Fall.

RECOMMENDED COMPREHENSIVE PLAN AMENDMENTS

The Newberg Comprehensive Plan is the City's guiding policy document for future growth within the City's Urban Growth Boundary (UGB). The Plan includes a set of goals and policies that establish direction for future planning decisions and activities, as well as a land use plan map that specifies the geographic locations of land use classifications and their associated uses and densities.

Policy Amendments

The City's adopted Comprehensive Plan includes several existing policies related to the Riverfront District, which was put into place by the 2002 Riverfront Master Plan. The 2019 Riverfront Master Plan includes specific recommendations to update these policies to ensure that the Comprehensive Plan is consistent with and implements the current vision for the riverfront area. Table 1 below summarizes each of the proposed Comprehensive Plan amendments. Recommended additions or changes to the policy language in the City's currently adopted Comprehensive Plan are provided in double underline and ~~strikeout~~ format following the table.

Table 1. Proposed Comprehensive Plan Amendments

AMENDMENT	COMPREHENSIVE PLAN LOCATION	NOTES
<p>1</p> <p>Update open space, natural resource, and scenic policies related to the Riverfront Mill Site to reflect changes in property ownership and use</p>	<p>II.G.1 (Open Space & Natural Resources Policies)</p>	<p><i>Existing policies reference previous ownership and operation of the Smurfit Newspaper plant on the Riverfront Mill Site. This amendment updates references to the Riverfront Mill Site and amends policies related to the waste treatment lagoons to reflect that they are no longer operational.</i></p>
<p>2</p> <p>Revise economic policies related to the riverfront area to reference the expanded uses recommended in the 2019 Riverfront Master Plan</p>	<p>II.H.4 (Riverfront District Policies)</p>	<p><i>The Riverfront District boundary adopted with the original plan in 2002 did not include the Riverfront Mill Site. This amendment updates existing policies to include reference to mixed employment and light industrial uses which are intended to occur on the Riverfront Mill Site.</i></p>
<p>3</p> <p>Update housing policies related to the location of housing densities in the Riverfront District to reflect the preferred alternative in the 2019 Riverfront Master Plan</p>	<p>II.I.2 (Housing – Location Policies)</p>	<p><i>The preferred alternative in the 2019 Riverfront Master Plan locates medium-density housing in the western portion of the Riverfront District and medium- and high-density housing in the core adjacent to commercial uses. This amendment updates the existing policy to reflect these recommendations.</i></p>

4	Update housing policy related to mixed-use housing in the Riverfront District	II.I.3 (Housing – Mix Policies)	<i>Existing policy language encourages housing in commercial areas of the Riverfront District as part of mixed-use developments. This amendment adds language to encourage housing as part of mixed-use developments.</i>
5	Update urban design policies to expand allowed uses and reflect urban design recommendations in the 2019 Riverfront Master Plan	II.J.6 (Urban Design – Riverfront District Policies)	<i>This amendment includes references to expanded uses identified in the 2019 Riverfront Master Plan preferred alternative, as well as policy language to encourage urban design elements recommended in the 2019 Master Plan such as wayfinding, gateway treatments, streetscape features, and building design elements.</i>
6	Update language related to the Newberg-Dundee Bypass to reflect that the first phase has been constructed	II.J (Urban Design – Goal 2)	<i>Existing policy language refers to the bypass as “proposed.” This amendment modifies language to reflect the fact that the first phase of the Bypass has been constructed.</i>
7	Add a new transportation policy related to the impact of traffic on the local system stemming from retail and office development in the Mixed Employment zone, as identified in the TPR Analysis conducted for the 2019 Riverfront Master Plan (Appendix H)	II.K (Transportation – Goal 2)	<i>This amendment adds a new policy that limits retail and office development in the Mixed Employment zone to 60,000 SF or 25% of the total Mixed Employment area each, as identified in Table 2 of Appendix H to the 2019 Riverfront Master Plan.</i>
8	Add a new transportation policy related to coordination with the rail line owner regarding the development of a trolley	II.K (Transportation – Goal 3)	<i>This amendment adds a new policy about developing a trolley system along the existing rail line connecting downtown to the Riverfront District.</i>

9	Add a new policy related to developing bicycle- and pedestrian-friendly gateways at the Newberg-Dundee Bypass to improve connections between downtown and the Riverfront District	II.K (Transportation – Goal 12)	<i>This amendment adds a new policy recommending gateway features at the Newberg-Dundee Bypass to improve bicycle and pedestrian connections between downtown and the Riverfront District and to implement recommendations in the 2019 Master Plan. It also revises the language of Goal 12 to reference the updated name of the Bypass.</i>
10	Revise policy related to the provision of public facilities and services for industrial uses to include reference to mixed employment uses	II.L.1 (Public Facilities and Services – All Facilities & Services Policies)	<i>This amendment adds a reference to areas designated mixed employment, which will include light industrial uses, to ensure that adequate public facilities and services are provided to support these developments.</i>
11	Revise the plan classification description for Mixed Use designations to reference to light industrial uses and to prohibit residential uses in the Riverfront District	III.1 (Plan Classifications – Mixed Use (MIX))	<i>This amendment adds a reference to industrial uses in mixed use areas to reflect the intended purpose of the new Mixed Employment zone in the Riverfront District. It also adds language regarding residential uses, which are allowed in the 99W mixed use area and prohibited in the Riverfront District.</i>
12	Revise the plan classification description for Industrial Areas to reflect the recommendations in the 2019 Riverfront Master Plan	III.9 (Plan Classifications – Industrial Use Areas (IND))	<i>The existing policy recommends locating heavy industrial uses on the Riverfront Mill Site. This amendment recommends light industrial uses on the western portion of the Riverfront Mill Site and industrial park on the eastern portion of the site, consistent with the preferred alternative from the 2019 Riverfront Master Plan.</i>

13	Update existing language regarding the intention of the Riverfront District to reflect the land use and transportation recommendations in the 2019 Riverfront Master Plan	III.13 (Plan Classifications – Riverfront District (RD))	<i>This amendment includes adding references to higher-density housing, mixed employment and industrial uses, and multi-modal transportation connections.</i>
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Amendment #1

II. GOALS AND POLICIES

[...]

G. OPEN SPACE, SCENIC, NATURAL, HISTORIC AND RECREATIONAL RESOURCES

[...]

POLICIES:

1. Open Space & Natural Resources Policies

[...]

f. The ~~Smurfit Newsprint processing plant~~ Riverfront Mill Site has a waste treatment lagoon located inside the urban growth boundary and within a designated open space area. The waste treatment system ~~is no longer in use; however, the lagoon has been in place for 35XX years and~~ is not incompatible with the identified fish and wildlife habitat. ~~This system and~~ shall be permitted to continue, subject to applicable State and Federal environmental regulations.

2. Scenic Resources Policies

[...]

c. The City will encourage the protection and enhancement of views of the Willamette River throughout the Riverfront District Plan Area. (Ordinance 2002-2564, April 15, 2002)

Amendment #2

II. GOALS AND POLICIES

[...]

H. THE ECONOMY

POLICIES:

[...]

4. Riverfront District Policies

a. The City will enhance commercial diversity and activity in the Riverfront ~~area~~ District by encouraging a business mix that provides goods and services to satisfy neighborhood and visitor needs and that also draws people from the greater region.

b. The City will encourage development of the Riverfront District as a distinct river-oriented center that can help support a variety of local businesses.

c. The City will encourage the development of commercial, ~~and retail, industrial, and employment~~ uses that have a strong reason for locating near the Riverfront and support the vision of the Riverfront District as a walkable and bikeable mixed-use area. (Ordinance 2002-2564, April 15, 2002)

Amendment #3

II. GOALS AND POLICIES

[...]

I. HOUSING

POLICIES:

[...]

2. Location Policies

[...]

c. The City will encourage medium- ~~to high~~-density housing in and adjacent to the commercial core of the Riverfront District and ~~lower intensity medium-density~~ residential uses in the western ~~and northern~~ portions of the Riverfront District. (Ordinance 2002-2564, April 15, 2002; Ordinance 2018-2826, May 7, 2018)

Amendment #4

II. GOALS AND POLICIES

[...]

I. HOUSING

POLICIES:

[...]

3. Mix Policies

[...]

n. The City will encourage housing development in commercial areas within the Riverfront District as part of mixed use developments. ~~on upper floors, above ground floor commercial, office, or retail spaces.~~

Amendment #5

II. GOALS AND POLICIES

[...]

J. URBAN DESIGN

GOAL 1: To maintain and improve the natural beauty and visual character of the City.

[...]

6. Riverfront District Policies

- a. The City will encourage a mix of employment, housing, ~~and retail commercial, and industrial uses~~ serving the neighborhood and the surrounding community to enhance the Riverfront District's identity as a vital and attractive City asset and to ensure an active, pedestrian friendly, and thriving Riverfront ~~area-District~~.
- b. Development and land uses will be encouraged that promote the Riverfront ~~area-District~~ as a convenient and attractive environment for residents of Newberg as well as for visitors from other cities and the region as a whole.
- c. The development of ~~storefront scale mixed~~ commercial uses will be encouraged in the Riverfront ~~area District~~ along E Fourteenth 14th, NE Waterfront, S College, and S River Streets.
- d. The City will encourage the use of ~~a common language of design elements~~ such as gateways, wayfinding signage, streetscape features, and building design elements for new and/or improved development in the Riverfront District in order to create a sense of identity that is unique to this area of Newberg.
- e. The City will permit land uses with design features along S River Street ~~Between 12th and 14th Streets~~ that are compatible with or provide a buffer to SP Newsprint between residential and retail uses on the west side of the street and industrial and mixed employment uses on the Riverfront Mill Site.
- f. ~~The City will encourage new commercial and mixed use development in the Riverfront District to step down in scale in the western and northern portions of the planning area in order to relate to the scale and character of the adjacent established neighborhoods.~~
- gf. The City will encourage commercial structures within the Riverfront District that are ~~small~~ in scale with commercial sites and suitable for river-oriented businesses.
- hg. On-street parking will be encouraged on streets with commercial or mixed-use development to provide a buffer between pedestrians on the sidewalk and auto traffic.
- ih. Businesses and other property owners will be encouraged to minimize the number of off-street parking spaces and to share off-street parking facilities.
- j. ~~The City should re-evaluate the inclusion of the old municipal sewage treatment plant (tax lot 3219-2700) within the stream corridor overlay. (Ordinance 2002-2564, April 15, 2002; Ordinance 2016-2810, December 19, 2016)~~

Amendment #6

II. GOALS AND POLICIES

[...]

J. URBAN DESIGN

[...]

GOAL 2: To develop and maintain the physical context needed to support the livability and unique character of Newberg.

[...]

- e. Measures should be taken to prevent having areas east and southeast of the ~~proposed bypass~~ Newberg-Dundee Bypass isolated from the rest of the City. Substantial development of complete neighborhoods should occur on both sides of the ~~proposed~~-bypass.

Amendment #7**II. GOALS AND POLICIES**

[...]

K. TRANSPORTATION

GOAL 2: Establish consistent policies which require concurrent consideration of transportation/land use system impacts.

POLICIES:

[...]

f. Within the Riverfront District, the City shall limit new retail development to up to 60,000 square feet or 25% of the total Mixed Employment area and new office development to up to 60,000 square feet or 25% of the total Mixed Employment area in order to mitigate traffic impacts identified in the 2019 Riverfront Master Plan (Appendix H).

Amendment #8**II. GOALS AND POLICIES**

[...]

K. TRANSPORTATION

[...]

GOAL 3: Promote reliance on multiple modes of transportation and reduce reliance on the automobile.

[...]

d. The City should develop a program in coordination with the rail line owner to operate a trolley on the rail line down Blaine Street to connect the downtown area to the Riverfront Mill Site.

Amendment #9**II. GOALS AND POLICIES**

[...]

K. TRANSPORTATION

[...]

GOAL 12: Minimize the negative impact of a Highway 99 the Newberg-Dundee Bypass on the Newberg community.

[...]

h. Pedestrian-and bicycle-oriented gateway features should be constructed on S River Street and S College Street at the Newberg-Dundee Bypass to improve connections to and from surrounding neighborhoods.

Amendment #10

L. PUBLIC FACILITIES AND SERVICES

[...]

1. All Facilities & Services Policies

[...]

g. Public facilities and services necessary to meet the special needs of industrial and mixed employment activities should be planned for those areas designated industrial on the comprehensive plan map and should be provided at a level sufficient to support proposed activities, if public funds are available.

Amendment #11

III. PLAN CLASSIFICATIONS

1. Mixed Use (MIX)

The objective of this designation is to provide a compatible mixture of commercial, office, employment, light industrial, and high-density residential uses. Commercial uses are intended to include neighborhood convenience uses such as convenience retail businesses, retail food establishments, personal service establishments, institutional uses and professional offices. Office employment uses may include office buildings, banks, theaters, and other similar types of facilities. ~~Residential uses will be primarily multi-plexes and low or medium rise multi-family dwellings.~~ Light industrial uses which are compatible with the general character of the area, such as light manufacturing, wholesale and industry sales, warehouse, storage, and distribution, may also be permitted.

High-density residential uses will be allowed in mixed use areas except when located within the Riverfront District. Residential uses in other mixed use areas will primarily be multi-plexes and low- or medium-rise multi-family dwellings.

~~Due to the area's location, d~~ Development should not be limited to a single type of use. Instead, this designation provides flexibility and recognizes that certain commercial, residential and industrial activities can be located together without conflicts. Proposals for the mixed use area shall be consistent with the availability of services and should not adversely impact existing or potential development of adjacent lands.

Amendment #12

III. PLAN CLASSIFICATIONS

[...]

9. Industrial Areas (IND)

The objective of this designation is to provide land for a variety of light industrial, heavy industrial and industrial park areas.

Heavy industrial uses should be located ~~in the area near Smurfit Newsprint, an existing pulp and paper mill on the eastern portion of the Riverfront Mill Site along NE Wynooski Road.~~ The western portion of the Riverfront Mill Site should be developed with light industrial uses to reflect its intended Mixed Employment zone, with the eastern portion developed as industrial or industrial park uses. Other industrially designated areas should be developed to light industrial or industrial park type uses.

Amendment #13

III. PLAN CLASSIFICATIONS

[...]

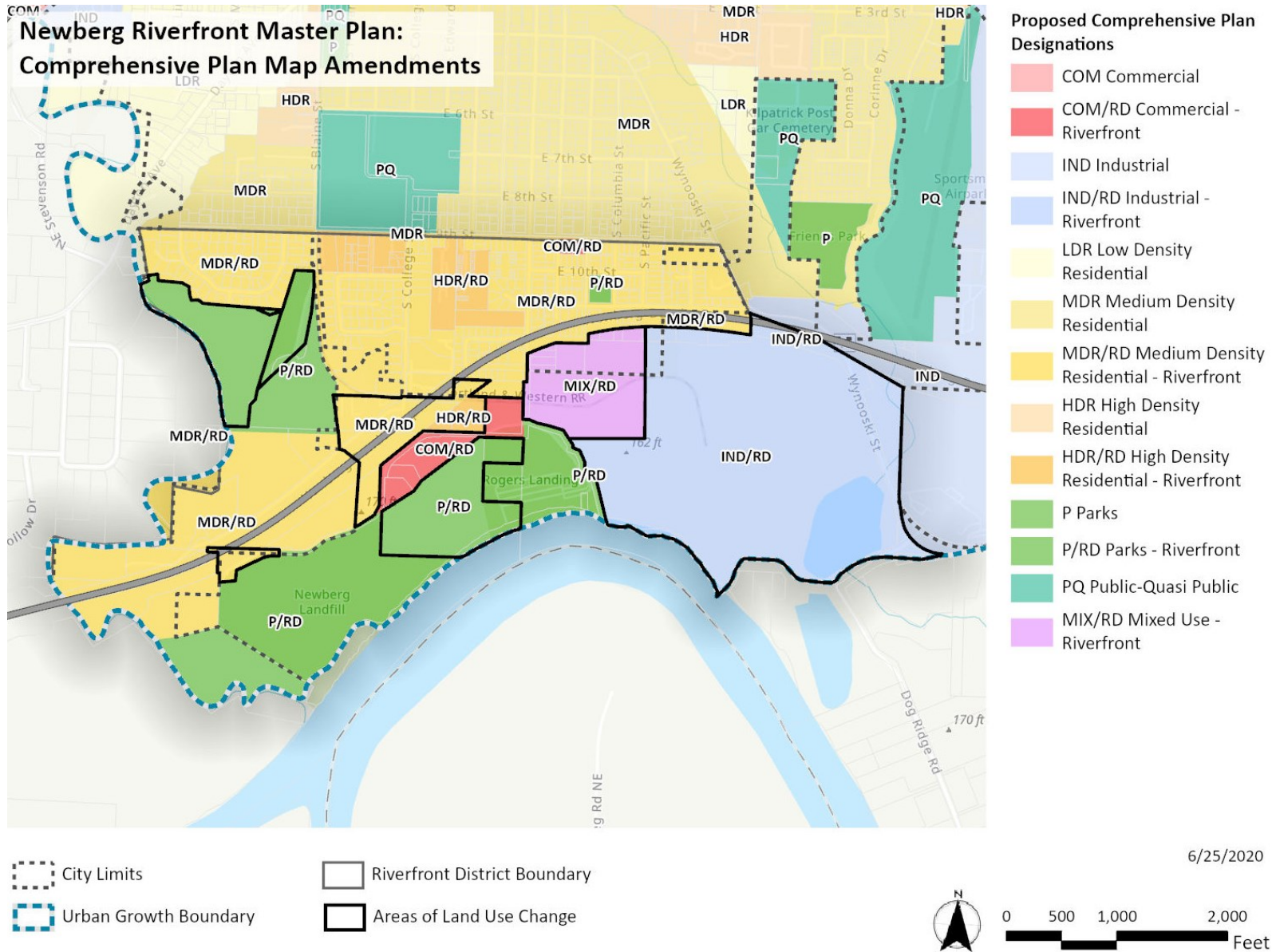
13. Riverfront District (RD)

The riverfront provides a unique setting that, if properly developed, will elevate the quality of life for citizens of Newberg and the region. Development of the riverfront that provides the greatest benefit requires a flexible approach. Development should not be limited to a single type of use; residential, ~~and certain~~ commercial, mixed employment, industrial and park activities can be located together without conflicts. Commercial uses must have a demonstrated need to be located near the river. Appropriate zones include Riverfront Commercial District (C-4), High Density Residential (R-3), Medium Density Residential (R-2), Mixed Employment (M-E), Parks (P), Industrial (M-2), and Community Facilities (CF). Proposals for development shall be consistent with the availability of services and should not adversely impact existing or potential development of adjacent lands. Natural habitats and riparian areas should be protected and enhanced as much as is reasonable. ~~Good~~ Multi-modal transportation links, including bicycle and pedestrian trails, should be developed to connect the riverfront to the local community and the region.

Land Use Map Amendments

The 2019 Riverfront Master Plan recommends extending the existing Riverfront District (RD) boundary north to E Ninth Street and west to S Wynoski Street. Additional changes to base land use designations are recommended to implement the Plan's preferred alternative. These changes and the proposed designations are outlined in black on the map below.

Figure 1. Proposed Comprehensive Plan Map Amendments





MEMORANDUM

DATE 6/25/2020
TO Doug Rux, City of Newberg
FROM Kyra Haggart and Frank Angelo, Angelo Planning Group
RE **Proposed Development Code Amendments**
CC Mimi Doukas, AKS Engineering

INTRODUCTION

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RECOMMENDED AMENDMENTS

The City created the Riverfront Subdistrict (15.352) in 2002 with adoption of the 2002 Riverfront Master Plan. The subdistrict was intended to encourage access to the Willamette River and allow for specific design standards for development in the area. Implementation of the 2019 Riverfront Master Plan will include updating the existing Riverfront Subdistrict standards rather than developing entirely new code language. This approach will reduce the amount of new and unfamiliar material for the City to administer and minimize the number of changes to zoning designations on properties in the area. Table 1 summarizes each of the proposed Development Code amendments. Recommended additions or changes to code language are provided in double underline and ~~strikeout~~ format following the table.

The Newberg Development Code currently identifies the Riverfront Overlay Subdistrict with a RF designation; however, the Comprehensive Plan and Zoning Maps were adopted with an RD overlay designation. All existing RF code references have been changed to RD in the following amendments to address this inconsistency, and all new code language uses the RD overlay designation.

Table 1. Proposed Development Code Amendments

AMENDMENT	CODE LOCATION	NOTES
1	Revise the purpose statement for the Riverfront Overlay Subdistrict	NMC 15.302.040 Subdistricts <i>This amendment allows the Riverfront Overlay Subdistrict to be applied to an expanded list of base zones consistent with the 2019 Riverfront Master Plan. It also revises language regarding the extent of the overlay boundary.</i>
2	Revise the Riverfront Overlay Subdistrict chapter to reflect recommendations in the 2019 Riverfront Master Plan	NMC 15.352 Riverfront (RF) Subdistrict <i>The Riverfront Overlay Subdistrict is a valuable tool for implementation of the 2019 Riverfront Master Plan. This amendment updates the provisions of the Riverfront Overlay Subdistrict to reflect the vision, recommendations, and preferred alternative identified in the 2019 Riverfront Master Plan.</i>
3	Add Mixed Employment (M-E) as an established district	NMC 15.302.010 Establishment and designation of use districts and subdistricts <i>This amendment establishes M-E as a use district, and also updates the reference to the Riverfront Overlay Subdistrict.</i>

4	Revise the purpose statement for the Riverfront Commercial (C-4) District and add a purpose statement for the new Mixed Employment (M-E) zone	NMC 15.302.032 Purposes of each zoning district	<p><i>The C-4 district implements the COM/RD Comprehensive Plan designation, currently applied to property in the central portion of the plan area. This amendment revises the C-4 purpose statement to reflect the updated intention of the district in the 2019 Riverfront Master Plan.</i></p> <p><i>The Mixed Employment designation is a component of the 2019 Master Plan and will provide for a mix of employment, industrial, office, and limited commercial uses. A new Mixed Employment (M-E) zone will be created to implement this concept. This amendment adds a purpose statement for the new M-E zone.</i></p>
5	Update development standards to include provisions for the new M-E district	NMC Division 15.400 Development Standards	<i>This amendment includes updates to regulations including lot requirements, setbacks, and building and site design standards for the new M-E district.</i>
6	Update use table to include new M-E zone	NMC 15.305 ZONING USE TABLE	<i>This amendment adds a new column in the City's use table in order to implement the M-E zone.</i>
7	Update the footnote regarding residential uses in the C-4 district	NMC 15.305 ZONING USE TABLE	<i>This amendment modifies the footnote regarding permitting dwellings in the C-4 district to be consistent with recommendations in the 2019 Riverfront Master Plan.</i>

8

Replace “Map 5. Newberg Riverfront Master Plan – Proposed Newberg Zoning”

NMC Chapter 15, Appendix B: Maps

This amendment replaces the proposed zoning map for the riverfront area with the map provided in Figure 1 of this memorandum, which identifies the recommended zoning districts from the 2019 Riverfront Master Plan.

Amendment #1

Chapter 15.302 DISTRICTS AND THEIR AMENDMENT

[...]

15.302.040 Subdistricts.

[...]

F. ~~RFRD~~ Riverfront Overlay Subdistrict. The ~~R~~Riverfront ~~O~~Overlay ~~S~~Subdistrict may be applied to R-1, R-2, R-3, M-1, M-2, M-3, M-E, C-1, C-4, and CF zoning districts. This subdistrict may be applied to lands south of Ninth Street within close proximity to the Willamette River. The overlay shall be designated by the suffix ~~RFRD~~ added to the symbol of the parent district. All uses permitted in the parent zone shall be allowable in the ~~RFRD~~ overlay zone except as otherwise may be limited in this code. Where provisions of the subdistrict are inconsistent with the parent district, the provisions of the subdistrict shall govern.

Amendment #2

Chapter 15.352 RIVERFRONT (~~RFRD~~) OVERLAY SUBDISTRICT

15.352.010 Purpose.

The purpose of the ~~R~~Riverfront ~~O~~Overlay Subdistrict is to ~~provide for~~ create a unique identity ~~for the riverfront area because of~~ based on the district’s special character as a result of its proximity to the Willamette River. The ~~R~~Riverfront ~~O~~Overlay Subdistrict is also intended to encourage access to and enjoyment of the Willamette River and to protect and enhance views of ~~the river~~ and connections to the river. Specific building design standards for commercial, ~~and residential, and industrial~~ buildings, streetscapes, and parking within the ~~R~~Riverfront ~~O~~Overlay Subdistrict are included to achieve development that is consistent with the vision identified in the ~~riverfront master plan~~ 2019 Riverfront Master Plan. This vision includes, but is not limited to, attractive pedestrian-oriented streets, ~~small-scale businesses, a connected network of streets and pedestrian ways, and cohesive residential neighborhoods;~~ an integrated mix of residential, commercial and industrial development; preservation of natural spaces along the riverfront; a network of off-street paths and trails; and space for large group activities such as concerts, cultural gatherings, or sporting events.

Cross-reference: For Newberg Riverfront Master Plan – Proposed Newberg Zoning map, see Appendix B, Map 5.

15.352.020 Where these regulations apply.

The regulations of the chapter apply to the portion of any lot or development site which is within an RF RD oOverlay sSubdistrict. The delineation of the RF RD oOverlay sSubdistrict is described by boundary lines delineated on the City of Newberg zoning map indicated with an RF RD symbol.

15.352.030 The rRiverfront pPlan general provisions.

A. Report ~~Adopted~~-Accepted. The 2019 Newberg Riverfront Master Plan ~~Final Report, dated X June 29, 2001, is adopted by reference~~ was accepted by the City Council on September 16, 2019 (Resolution No. 2019-3596). The development standards listed in this chapter shall take precedence over those listed in the report. If ambiguity exists, this code shall govern.

B. Permitted Uses and Conditional Uses. The permitted and conditional uses allowed under the RF RD oOverlay sSubdistrict shall be the same as those uses permitted in the base zoning districts, subject to the provisions of 15.352.030(l).

C. Street, Bike Path, and Pedestrian Walkway Standards. All development improvements shall comply with standards contained in the ~~circulation and transportation element of the 2019~~ Newberg Rriverfront Mmaster Pplan.

D. View Corridors. ~~Designated~~ Key views of the Willamette River shall be protected. Key views include the view from the top of the bluff ~~on parcel 12 as noted in Figure 2 of the riverfront master plan, on the south side of the intersection of E Fourteenth Street and S River Street, and the view from the top of the bluff south of E Fourteenth Street generally between S College and S River Streets, and the view from the riverbank near the barge tie-up facility.~~ These key views shall be protected as follows:

1. Any development on ~~parcel 12 as noted in Figure 2 of the riverfront master plan~~ the south side of the intersection of E Fourteenth Street and S River Street, E Fourteenth Street and S College Street, and NE Waterfront Street shall provide a public viewing area accessible from E Fourteenth Street and NE Waterfront Street that allows views from the top of the bluff to the river. Any viewing area at this location ~~shall may~~ be connected to the public esplanade or the E Fourteenth Street public sidewalk.

2. Development ~~along the bluff on parcels 14, 15, and 16 as noted in Figure 2 of the riverfront master plan~~ south of E Fourteenth Street and NE Waterfront Street shall protect views of the river by providing a public esplanade with a public walkway easement. ~~Standards for the esplanade are identified in the circulation and transportation element.~~

3. Development on the Riverfront Mill Site shall protect views of the river from the top of the bluff along the southern edge of the site, including at the northern terminus of the waterline bridge. Developments shall provide a public viewing area accessible from the future extension of E Fourteenth Street that allows views from the top of the bluff to the river and connect to a public sidewalk.

3. ~~Development in the vicinity of the barge tie-up facility shall protect views of the river by providing a public viewing area near the bank of the river. A public viewing area in this location may be combined with the Willamette Greenway Trail that will run through this location.~~

4. Additional ~~important~~ key views of the Willamette River may be identified through the land use approval process. Additional views identified through the land use process may be protected through conditions of approval.

E. Significant Tree Grove. ~~The area containing the Oregon White Oaks within the significant tree grove~~ located north of E Fourteenth Street and between S College and S River Streets shall be preserved, with

the exception of removal necessary for a public infrastructure project or removal of trees deemed hazardous by a certified arborist.

~~F. Visual/Noise Buffer. A visual/noise buffer shall be developed along River Street in such a manner as to:~~

~~1. Promote the protection of SP Newsprint, or current owner of paper mill, from uses that may complain against or otherwise hinder the operation of this important industrial facility due to visual and noise impacts; and~~

~~2. Enhance the vitality and qualities of the land uses within the Newberg riverfront;~~

~~3. Hardscape designs such as sound walls and similar barriers should only be located on the east side of River Street. Buffers located on the west side of River Street shall be designed in such a manner as to serve as a gateway to invite and attract people into the riverfront area.~~

~~GF. Separate Rail Traffic from Other Modes. Major transportation improvements to collector and arterial streets shall be designed with considerations intended to separate rail traffic from other modes of transportation mitigate conflicts between rail traffic and other modes such as at-grade rail crossings.~~

~~HG. Esplanade Development. Prior to the development of the riverfront esplanade, a slope stability and flood study shall be performed.~~

H. Limits to the Floor Area of Commercial and Office Development within the M-E/RD Subdistrict. Within the ME/RD Subdistrict, limits to total floor area shall be imposed in order to (a) preserve the predominantly employment-focused nature of the district east of S River Street and (b) limit traffic impacts of development within the M-E/RD subdistrict on nearby intersections, as identified in the 2019 Riverfront Master Plan and its Transportation Planning Rule (TPR) findings. The limits are as follows.

1. Commercial Retail Development. Within the M-E/RD Subdistrict, the total combined floor area for development within the categories of Commercial Sales and Rental Uses, Eating and Drinking Establishments, Commercial Services, and Commercial Recreation shall not exceed 60,000 SF or 25% of the total Mixed Employment area, whichever is less.

2. Commercial Office Development. Within the M-E/RD Subdistrict, the total combined floor area for development in the category of Commercial Office shall not exceed 60,000 SF or 25% of the total Mixed Employment area, whichever is less.

15.352.040 Commercial design standards.

[...]

D. Building Maximum Square Footage Requirements. Except as otherwise may be approved through a conditional use permit, the ground floor of buildings shall not exceed ~~7,500~~ 15,000 square feet.

[...]

I. Screening.

[...]

2. Roof-Mounted Mechanical Equipment. All roof-mounted mechanical equipment, including satellite dishes and other communication equipment (e.g., air conditioning, heating, ventilation ducts and exhaust vents, swimming pool and spa pumps and filters, transformers and generators, communications

equipment, and similar equipment, excluding solar panels), must be screened from public view in one of the following ways. ~~Solar energy systems and heating panels are exempt from this standard:~~

- a. A parapet as tall as the tallest part of the equipment;
- b. A screen around the equipment that is as tall as the tallest part of the equipment; or
- c. The equipment is set back from the street-facing perimeters of the building three feet for each foot of height of the equipment.
- d. The review body may allow exemptions for equipment that contributes to the architectural design of the structure, such as piping in a brewery.

[...]

J. Building Design.

1. Building Height. Maximum building height ~~north of Fourteenth Street~~ in the C-4 zone in the Riverfront Overlay Subdistrict is 45 feet. Maximum building height ~~south of Fourteenth Street~~ in the C-1 zone in the Riverfront Overlay Subdistrict is 30 feet. Minimum building height for all commercial zones in the Riverfront Overlay Subdistrict is 16 feet on the exterior elevation, and a parapet can be included in the measurement.

[...]

5. Ground-Floor Windows. Exterior walls on the ground level which face a street lot line or other public right-of-way must have windows at least 50 percent of the length and 25 percent of the ground-level wall area. Ground-level wall areas include all exterior wall areas up to nine feet above the finished grade. To qualify as ground-floor windows, window sills must be no more than four feet above exterior grade. The ground-floor window requirement does not apply to the walls of residential units. Qualifying window features must be either windows or doors that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. See Figure 25.

[...]

15.352.050 Residential design standards.

[...]

~~B. Attached and Multifamily Dwellings. The intent of the standards is to provide for multifamily development of a smaller scale character that is compatible with the vision contained in the riverfront master plan. The standards are intended to require larger developments to be compatible with single-family detached housing by requiring the building to have a massing and appearance that are consistent with a single-family house or townhouse.~~

- ~~1. For multifamily or attached housing, each dwelling unit shall be emphasized by providing a unique element on the street-facing elevation. Examples of such elements include roof dormers, roof gables, bay windows, porches, and balconies.~~
- ~~2. Each dwelling unit with windows facing the street frontage shall also have an exterior entrance on the street-facing elevation. Dwelling units on the corner of an intersection shall only be required to meet this standard on one street-facing elevation.~~

~~3. Individual units shall be articulated either with a change in roof line or in building plane at an interval of no more than 40 feet. Roof line offsets shall be a minimum four-foot variation vertically as measured from the gutter line. Gable ends facing the street shall be considered to provide a roof line offset. Building plane offsets shall be a minimum of three feet.~~

~~4. For multifamily dwellings and all nonresidential structures in residential districts, at least two of the following design features must be provided:~~

~~a. Covered front porch at least six feet in width and length for each individual unit that faces a public street. If a covered front porch is provided to serve two or more units, the porch must provide not less than 30 square feet of area for each unit served within a single building and have a minimum width of six feet.~~

~~b. Eaves (minimum 12-inch overhang).~~

~~c. Bay or bow windows.~~

~~d. Dormers.~~

~~e. Window shutters.~~

~~f. Cupolas.~~

~~g. Horizontal lap siding.~~

~~5. T1-11 and all other wood-based "full sheet" or panel type siding is prohibited on elevations visible from public rights-of-way.~~

CB. Standards for Garage Doors and Parking in Residential Zones.

1. Garage Location. All residential structures shall have a pedestrian entrance facing the street. When parking is provided in a garage attached to the primary structure, and garage doors face a street, the following standards must be met:

a. The garage must not be more than 40 percent of the length of the street-facing facade or 12 feet wide, whichever is greater.

b. The front of the garage can be no closer to the front lot line than the front facade of the house.

c. Individual garage doors may be no more than 90 square feet in area for a single-car garage or 180 square feet in area for a two-car garage.

d. There may be no more than two individual garage doors located side by side without being separated by a space not less than 20 feet.

[...]

15.352.060 Mixed Employment design standards for commercial development.

A. General. The Mixed Employment (M-E) design standards for commercial development apply to any commercial uses located within the M-E zoning district within the Riverfront Overlay Subdistrict, including retail, commercial offices, sales, and commercial services. These standards are in addition to the standards and requirements of the Newberg Development Code. The development standards listed in this chapter shall take precedence over those listed elsewhere in this code.

B. Minimum Lot Size. There is no minimum lot size required, provided the other standards of this code can be met.

C. Lot Coverage. There is no maximum lot coverage.

D. Building Ground Floor Maximum Square Footage Requirements. Except as otherwise may be approved through a conditional use permit, the ground floor of buildings shall not exceed 20,000 square feet.

E. Setbacks.

1. Minimum. No minimum setbacks are required.

2. Maximum.

a. The maximum front yard setback shall be 10 feet for at least 50 percent of the length of the street-facing lot line. A building must be constructed within 10 feet of the street-facing lot line for at least 50 percent of the length of the street-facing lot line. If the development is on a corner lot, this standard applies to both street frontages.

b. The maximum front yard setback may be increased to 20 feet if the following criteria are met:

i. Landscaping or a hard-surfaced expansion of the pedestrian path is provided between the front of the building and the sidewalk.

ii. For each 100 square feet of hard-surfaced area between the building and the street lot line, at least one of the following amenities must be provided:

(A) A bench or other seating that will accommodate at least three people.

(B) A tree with a minimum caliper of two and one-half inches.

(C) A landscape planter not less than 20 square feet in area.

(D) A drinking fountain.

(C) Similar pedestrian-scale amenities.

F. Vision Clearance. Development shall comply with NMC 15.410.060.

G. Signs. Signs shall comply with NMC 15.435.

H. Parking.

1. Off-Street Parking Lots. Within a development site, parking is not permitted between a building and a public street. Parking must be located to the side or rear of buildings.

2. Corner Lots. Parking may be located no closer than 40 feet from the intersection of two public streets.

3. Minimum Required Off-Street Parking. The minimum number of required off-street parking spaces is described in NMC 15.440.030.

4. Off-Site Parking. Required off-street parking is permitted to be located off-site, as long as the off-street parking is located within 400 feet of the development site. Off-site parking is subject the requirements to NMC 15.440.050(B).

5. Shared Parking. Shared parking facilities shall be exempt from setback and building square footage requirements, provided the parking facility does not abut E Fourteenth Street. An intervening building must be provided between E Fourteenth Street and the parking facility, or the parking facility must be set back a minimum of 40 feet from E Fourteenth Street. Accessways to E Fourteenth Street are permitted.

6. Bicycle Parking. Two bicycle parking spaces, or one per 5,000 square feet of building area, must be provided, whichever is greater.

7. Loading. Except as permitted in this subsection, loading areas shall be set back at least 10 feet from property lines and screened from the street and neighboring properties. Loading areas that are directly visible from the street or neighboring properties shall be screened using one of the following ways:

a. The loading area shall be incorporated into the building design and located internally to the building, with a door to the exterior.

b. The loading area shall be screened by a hedge, fence, or wall at least six feet in height. A hedge must be 95 percent opaque year-round. Fences or walls must be totally sight-obscuring. Slatted chain link fencing is not permitted as a form of screening loading areas.

I. Screening.

1. Refuse and Recycling. Refuse collection containers (dumpsters) and recycling areas shall be screened from the street and neighboring properties. Trash receptacles for pedestrian use are exempt from this requirement. One of the following standards must be met for refuse collection screening:

a. Refuse collection and recycling areas may be screened by being located completely within a building.

b. If located outside of a building, refuse collection and recycling areas must be located within an enclosure at least six feet in height. The enclosure shall be a sight-obscuring masonry wall or nonflammable sight-obscuring fence. The material selected for the enclosure must be consistent with the building materials permitted on the surrounding buildings. Slatted chain link fencing is not permitted.

2. Roof-Mounted Mechanical Equipment. All roof-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust vents, swimming pool and spa pumps and filters, transformers and generators, communications equipment, and similar equipment, excluding solar panels), must be screened from public view in one of the following ways:

a. A parapet as tall as the tallest part of the equipment;

b. A screen around the equipment that is as tall as the tallest part of the equipment; or

c. The equipment is set back from the street-facing perimeters of the building three feet for each foot of height of the equipment.

d. The review body may allow exemptions for equipment that contributes to the architectural design of the structure, such as piping in a brewery.

3. Ground-Mounted Equipment. Mechanical equipment on the ground must be screened from view by walls, fences, or vegetation as tall as the tallest part of the equipment. Any vegetation must be 95 percent opaque year-round. Fences or walls must be totally sight-obscuring. Slatted chain link fencing is not permitted.

J. Building Design.

1. Building Height. Maximum building height is 45 feet. Minimum building height is 16 feet on the exterior elevation, and a parapet can be included in the measurement.

2. Building Facades. Facades shall be varied and articulated to provide visual interest to pedestrians.

a. Building facades shall extend no more than 30 feet without providing a variation in building material or building offsets. Building offsets must articulate at least two feet.

b. Building facades shall be articulated into planes of 500 square feet or less either by setting part of the facade back at least two feet from the rest of the facade, or by the use of fascias, canopies, arcades, windows, breaks in relief, or other similar features.

c. Buildings must include changes in relief on a minimum of 10 percent (in area) of facades facing public rights-of-way. Relief changes include cornices, bases, arcades, setbacks of at least two feet, canopies, awnings, projecting window features, or porticos.

3. Building Length. Building length shall not exceed 400 feet without a pedestrian connection through the building or between buildings. This is applicable to both a single building and to a group of individual buildings connected by common walls.

4. Building Materials. Exterior building materials shall convey an impression of durability.

a. Masonry, stone, stucco, and wood are permitted as the primary material for exterior appearance. Metal is not permitted as a primary exterior building material but may be used as an accent or awning.

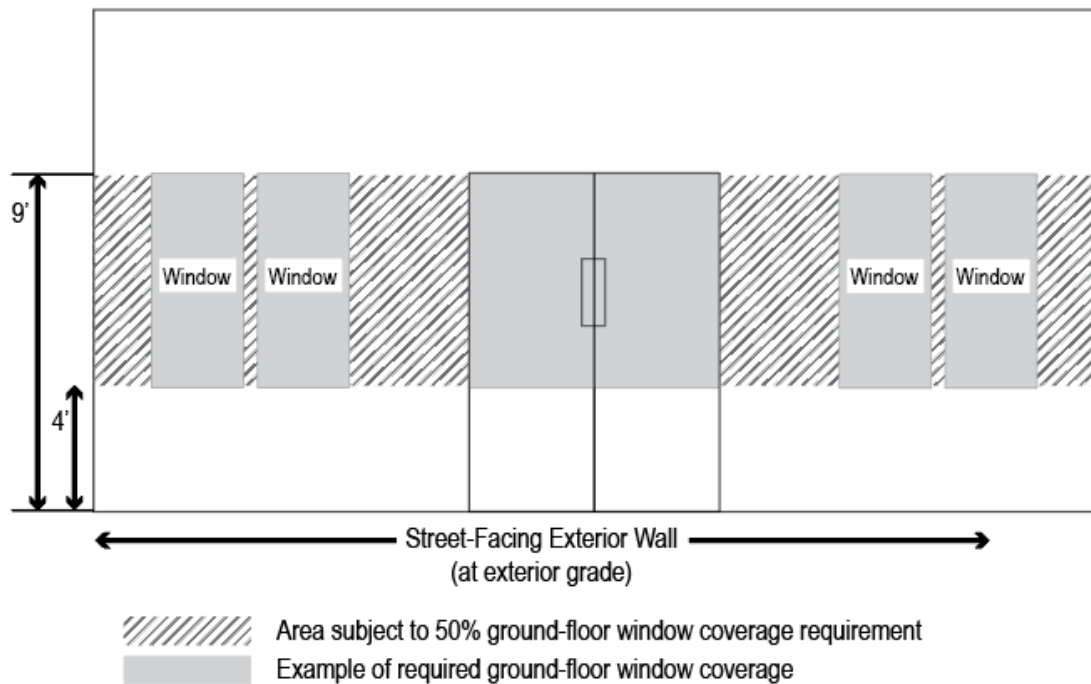
b. Where concrete masonry units (concrete block) are used for exterior finish, decorative patterns must be used, such as split-face concrete block or by incorporating layering or patterns.

c. Where brick, rusticated concrete block, or stone masonry is used as a veneer material, it must be at least two and one-half inches thick. Brick and stone street-facing facades shall return at least 18 inches around exposed side walls.

d. Wood or wood-look siding must be lap siding, board and batten, shingle siding or channel siding and is not permitted to be applied in a diagonal or herringbone pattern. T1-11 and all other wood-based "full sheet" or panel-type siding is prohibited. Lap siding, shingles, and shakes shall be exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced a maximum of eight inches on center.

e. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be used for trim or accent colors but are not permitted as primary wall colors.

5. Ground-Floor Windows. Exterior walls on the ground level which face a street or other public right-of-way must have windows at least 50 percent of the length and 25 percent of the ground-level wall area. Ground-level wall areas include all exterior wall areas up to nine feet above the finished grade. To qualify as ground-floor windows, windowsills must be no more than four feet above exterior grade. The ground-floor window requirement does not apply to the walls of residential units. Qualifying window features must be either windows or doors that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. See Figure 25.



6. Window Glazing. Any windows facing public rights-of-way on the ground floor shall have clear glazing. Restroom windows are exempt from this requirement. On any floor, tinted or reflective glass shall not be visible from public rights-of-way, other than ornamental stained-glass windows.

7. Main Building Entrance. The main building entrance shall connect to adjacent public rights-of-way with a paved concrete walkway at least six feet in width. For buildings with more than one major entrance, only one entrance is required to meet the main building entrance standard. The walkway must not be more than 120 percent or 20 feet longer than the straight-line distance between the entrance and the closest improved right-of-way, whichever is less.

K. Landscaping. Where 100 percent of a lot is covered by a building, no landscaping is required.

1. All setback areas and lands not otherwise developed shall be landscaped. Courtyards, plazas and pedestrian walkways, esplanades and natural riparian vegetation are considered to be landscaping.

2. Parking Lot Landscaping. In addition to other Newberg development code standards for interior parking lot landscaping, special screening standards shall apply to parking lots. Parking areas shall be screened from neighboring properties and public rights-of-way. Perimeter landscaping at least five feet in width shall be provided. The following standards must be met for the perimeter landscaping areas:

a. Enough low shrubs to provide a continuous screen at least three feet high and 95 percent opaque year-round.

b. One tree per 30 linear feet or enough trees to provide a tree canopy over the landscaped area.

c. Ground cover plants, perennials, or shrubs must fully cover the remainder of the landscaped area.

d. A three-foot-high masonry wall may substitute for the shrubs, but trees and ground cover at the above-cited rates are still required.

L. Outdoor Storage and Display.

1. Outdoor Storage. Outdoor storage of merchandise or materials directly or indirectly related to a business is prohibited.

2. Outdoor Display. Outdoor display of merchandise is permitted during business hours only. A minimum pedestrian walkway of six-foot clear width must be maintained at all times.

M. Industrial Development. Industrial developments located in the Mixed Employment (M-E) zoning district within the Riverfront Overlay Subdistrict shall comply with the standards in NMC 15.220 of the Newberg Development Code.

15.352.070 Mixed Employment design standards for industrial development.

A. General. Industrial developments located within the M-E zoning district within the Riverfront Overlay Subdistrict shall comply with the standards in Section NMC 15.220.

Amendment #3**Chapter 15.302 DISTRICTS AND THEIR AMENDMENT****15.302.010 Establishment and designation of use districts and subdistricts.**

In order to classify, regulate, restrict and segregate the uses of lands and buildings, to regulate and restrict the height and size of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following classes of use districts and subdistricts are established:

A. Use Districts.

[...]

18. M-E Mixed Employment District

[...]

B. Subdistricts of Use Districts.

[...]

6. RDF riverfront subdistrict.

Amendment #4**Chapter 15.302 DISTRICTS AND THEIR AMENDMENT**

[...]

15.302.032 Purposes of each zoning district.

[...]

I. C-4 Riverfront Commercial District.

1. The purpose of the C-4 riverfront commercial district is to allow a mix of uses that:

a. Provides a variety of retail, ~~and commercial service type,~~ and residential uses that benefit from proximity to the river.

b. Encourages access to and enjoyment of the Willamette River.

c. Ensures compatibility of development with the surrounding area and minimizes impacts on the environment.

2. Properties zoned in this district must comply with the development standards of the ~~¶~~Riverfront Overlay ~~§~~Subdistrict, as described in NMC 15.352.010 through 15.352.0650.

3. The C-4 district is intended to be consistent with the ~~€~~Commercial/¶Riverfront ~~€~~District (COM/RD) designation of the comprehensive plan.

[...]

R. M-E Mixed employment District. The M-E mixed employment district is intended to create a mix of light industrial and limited commercial uses that provide employment opportunities for the City of Newberg while also creating a high-quality urban environment. This designation can provide a buffer between industrial uses with a high degree of external impact and other uses such as residential and recreational areas. The M-E designation is intended to be consistent with the industrial (IND) and mixed use (MIX) designations of the Comprehensive Plan.

Amendment #5

Division 15.400 DEVELOPMENT STANDARDS

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Lot area – Lot areas per dwelling unit.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

[...]

4. In the M-1, M-2 ~~and~~ M-3, and M-E districts, each lot or development site shall have a minimum area of 20,000 square feet.

[...]

6. Within the commercial and mixed employment zoning district(s) of the ~~¶~~Riverfront ~~€~~Overlay ~~§~~Subdistrict, there is no minimum lot size required, provided the other standards of this code can be met.

[...]

Chapter 15.410 YARD SETBACK REQUIREMENTS

[...]

15.410.020 Front yard setback.

[...]

E. Mixed Employment. All lots or development sites in the M-E district shall have no minimum front yard requirements. The maximum allowable front yard shall be 10 feet. No parking shall be allowed in said yard. Said yard shall be landscaped and maintained. Lots or development sites within the Riverfront Overlay Subdistrict will comply with the front yard requirements described in NMC 15.352.060(E).

[...]

15.410.030 Interior yard setback.

[...]

C. Industrial and Mixed Employment. All lots or development sites in the AI, M-1, M-2, M-3, ~~and M-4~~, and M-E districts shall have no interior yards where said lots or development sites abut property lines of commercially or industrially zoned property. When interior lot lines of said districts are common with property zoned residentially, interior yards of not less than 10 feet shall be required opposite the residential districts.

[...]

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

[...]

D. Fences and Walls.

[...]

2. In any commercial, ~~or industrial~~, or mixed employment district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:

a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of an eight-foot fence on the property line.

b. Not to exceed four feet in height. Located or maintained within all other front yards.

[...]

E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).

[...]

3. In any commercial or industrial district, except C-1, C-4, ~~and M-1~~, and M-E, public or private parking areas or parking spaces shall be permitted in any required yard (see NMC 15.410.030). Parking requirements in the C-4 district and the M-E district within the Riverfront Overlay Subdistrict are described in NMC 15.352.040(H).

[...]

Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS

15.415.020 Building height limitation.

[...]

B. Commercial, and Industrial, and Mixed Employment.

[...]

2. In the AI, C-2, C-3, M-E, M-1, M-2, and M-3 districts there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.

3. In the C-4 district, building height limitation is described in NMC 15.352.040(J)(1).

4. In the M-E district within the Riverfront Overlay Subdistrict, building height limitation is described in NMC 15.352.060.

Amendment #6

Chapter 15.305 ZONING USE TABLE

[...]

15.305.020 Zoning use table – Use districts.

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
AGRICULTURAL USES																				
Horticulture	P	P	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	<u>P(1)</u>	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	
Livestock and poultry farming	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X	X	X	X	X	X	X	X
Home gardening	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P
Home livestock and poultry raising	S	S								<u>X</u>								S		NMC Title 6
RESIDENTIAL USES																				
Dwelling, single-family detached	P(2)	P	P(3)		P		C(4)	C(5)		<u>X</u>							P	P(6)		Subject to density limits of NMC 15.405 .010(B)
Dwelling, single-family attached	S(2)	S	S(3)		S		C(4)	C(5)		<u>X</u>							P	P(6)		NMC 15.415 .050; subject to density limits of NMC 15.405 .010(B)

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	M-E	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
Manufactured home on individual lot	S(2)	S	S(3)	P(7)	S					X								P(6)		NMC 15.445 .050 – 15.44 5.070; subject to density limits of NMC 15.405 .010(B)
Manufactured dwelling park		S	S	S						X										NMC 15.445 .075 – 15.44 5.160
Mobile home park		S	S	S						X										NMC 15.445 .075 – 15.44 5.160
Manufactured home subdivision		S		S						X										NMC 15.445 .075 – 15.44 5.160
Dwelling, two-family (duplex)	P(2)	P	P	C	P		C(4)	P(8)/C(5)		X							P			Subject to density limits of NMC 15.405 .010(B)
Dwelling, multifamily	C	P	P	C	P		C(4)	P(8)/C(5)		X							P			Subject to density limits of NMC 15.405 .010(B)
Dwelling, accessory	S	S	S		S		C	C		X							S	S		Chapter 15.445 NMC, Article V
Dwelling, mixed use						P(9)	P(10)	P(8)/C(5)	P(11)	X	C	C								

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
Dwelling, caretaker										<u>X</u>	P	P	P	C					P(12)	Limited to one per lot, and allowed whenever the use requires the on-site residence of such person .
Dormitory		C	P		P					<u>X</u>							P			
Home occupation (no more than one outside paid employee)	S	S	S(13)	S	S	S(13)	S(13)	S(13)	S(13)	<u>X</u>	S(13)	S(13)	S(13)	S(13)	S(13)	S(13)	S	S	S(13)	NMC 15.415 .060
Home occupation (more than one outside paid employee)	C	C	C(13)	C	C	C(13)	C(13)	C(13)	C(13)	<u>X</u>	C(13)	C(13)	C(13)	C(13)	C(13)	C(13)	C	C	C(13)	NMC 15.415 .060
INSTITUTIONAL AND PUBLIC USES																				
INSTITUTIONAL CARE AND HOUSING																				
Family child care home	P	P	P(13)	P(13)	P	P(13)	P(13)	P(13)	P(13)	<u>X</u>							P	P(13)		ORS Chapter 657 A
Day care	P	P	P	C	P	P	P	P		<u>P</u>	C	C	C	C	P		P		P(14)	ORS Chapter 657 A

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
Residential care home (5 or fewer people)	P	P	P(13)	P(13)	P	P(13)	P(13)	P(13)	P(13)	<u>X</u>							P	P(13)		ORS 197.66 5
Residential care facility (6 – 15 people)	C	P	P	C	P		C	C		<u>X</u>							P			ORS 197.66 5
Group care facility (16+ people)	C	C	C		C		C			<u>X</u>							P			
Hospital	C	C	C		C		P	P		<u>C</u>							P			
Prison										<u>X</u>	C	C	C	C						
ASSEMBLY																				
Religious institution, place of worship	P	P	P	P	P	P	P	P	P	<u>X</u>		P(29)				C	P			
Private club, lodge, meeting hall			C	C			P	P	C	<u>X</u>							P			
SCHOOLS																				
School, primary or secondary	P	P	P		P					<u>X</u>						C				
College	P	P	P		P	P	P	P(15)		<u>P(15)</u>						C	P			
Commercial educational services	C	C	C		C	P	P	P		<u>P</u>							C			
PARKS AND OPEN SPACES																				
Open space	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
Park	P	P	P	P	P	P	P	P	P	<u>X</u>				P(16)		P(17)	P			
Golf course	P	P	P							<u>X</u>						P(17)				
PUBLIC SERVICES																				
Community services	C	C	C	C	P		P	P	P	<u>P</u>						C	P			
Emergency services	P	P	P	P	P	P	P	P	P	<u>X</u>	P	P	P	P	P	P	P	P	P	
Pound, dog or cat							C	C		<u>C</u>	C	P	P	C	C					
Cemetery	C	C	C	C	C	C	C	C	C	<u>X</u>	C	C	C	C	C	C	C	C	C	ORS Chapter 97.46
TRANSPORTATION																				
Transportation facilities and improvements	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	
Transit center							P	P	P	<u>X</u>	P	P	P							
Parking facility			P		C	C	P	P(18)	C	<u>P</u>	P	P	P		P		P			
Airport, landing field										<u>X</u>		C	C							P
Heliport, helipad	C	C	C	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	P
Marina									C	<u>X</u>						<u>C</u>				
Pilings, piers, docks, and similar in-water structures									C	<u>X</u>						<u>C</u>				

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
UTILITIES																				
Basic utilities	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	
Utility distribution plant or yard										<u>X</u>		P	P	P						
Wastewater treatment plant										<u>X</u>		C	P	C						
Telecommunication facility incorporated into existing structure/utility pole and no taller than 18 feet above existing structure/utility pole	C	C	C	C	C	S	S	S	S	<u>S</u>	S	S	S	S	S		S			Chapter 15.445 NMC, Article IV
Telecommunication facility, including radio towers and transmitters, which are 100 feet or less in height, except those incorporated into an existing structure no taller than 18 feet above that structure						C	C	C		<u>C</u>	C	S(19)	S(19)	P	C		C			Chapter 15.445 NMC, Article IV

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
Telecommunication facility, including radio towers and transmitters, which are over 100 feet						C	C	C		<u>C</u>	C	C	C	C	C		C			Chapter 15.445 NMC, Article IV
COMMERCIAL USES																				
COMMERCIAL OFFICES																				
Medical office			C		P	P(20)	P	P(21)		<u>P</u>							P			
Local business office					P(22)	P(20)	P	P(21)		<u>P</u>										
COMMERCIAL SALES AND RENTALS																				
Retail sales – General						P(20)	P	P(15)/(21)	P	<u>P</u>		P(23)								
Retail sales – Bulk outdoor							P	C		<u>P</u>		P								
Retail sales – Convenience						P(20)	P	P(21)	P	<u>X</u>		P(24)			P(25)					
Temporary merchant							S	S(21)		<u>S</u>										NMC 5.15.050 et seq.
Retail food and beverage production							S	S		<u>P</u>										Chapter 15.445 NMC, Article VIII

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
EATING AND DRINKING ESTABLISHMENTS																				
Eating and drinking – Alcohol-related							P	P(21)	P	<u>P</u>										Requires liquor license
Eating and drinking – Non-alcohol-related						P(20)	P	P(21)	P	<u>P</u>	P	P							C(26)	
COMMERCIAL SERVICES																				
Personal services					P	P(20)	P	P(21)	P	<u>P</u>										
Commercial services						P(20)	P	P(21)		<u>P</u>										
Commercial vehicle service							P	C		<u>X</u>	P(27)	P			P(28)					
Kennel, commercial							C	C		<u>X</u>	C	P	P	C	C					
COMMERCIAL RECREATION																				
Commercial recreation – Indoors							P	P(15)		<u>P</u>	P(29)	P(29)								
Commercial recreation – Outdoors							P			<u>X</u>		C								
Commercial recreation –										<u>X</u>		C							C(33)	

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards	
Motor-vehicle-related																					
COMMERCIAL LODGING																					
Vacation rental home	C	C	S	S	S	S(13)	S(13)	S(13)	S(13)	<u>X</u>											Chapter 15.445 NMC, Article VII
Bed and breakfast (2 or fewer rooms)	C	S	S		S	S	S	S	S	<u>X</u>											NMC 15.445 .010
Bed and breakfast (3 or more rooms)	C	C	C		C	C	S	S	S	<u>X</u>											NMC 15.445 .010
Hotel or motel							P	P(15)	P	<u>P</u>									C(26)		
Recreational vehicle park							C		C	<u>X</u>	C	C	C								NMC 15.445 .170
INDUSTRIAL USES																					
Traded sector industry office					P(30)	P(30)	P	P		<u>P</u>	P	P		P						P(33)	
Industrial services							C			<u>P</u>		P	P	P							P(33)
Wholesale and industry sales							C(31)			<u>P</u>	P(31)	P	P	P							P(33)
Warehouse, storage, and distribution										<u>P</u>	P(32)	P	P	P							P(33)
Self-service storage							P			<u>X</u>	P	P	P	P							

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards	
Light manufacturing										<u>P</u>	P	P	P	P						P(33)	
Heavy manufacturing										<u>X</u>		P(34)	P	C							
Waste-related										<u>X</u>			C	C							
MISCELLANEOUS USES																					
Accessory building and use incidental to other permitted uses in the zone	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	
Uses similar to permitted uses in the zone and not defined or categorized	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	
Uses similar to conditional uses in the zone and not defined or categorized	C	C	C	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	C	
Medical marijuana dispensary	X	X	X	X	X	P(35)	P(35)	P(35)	P(35)	<u>X</u>	X	X	X	X	X	X	X	X	X	X	
Medical marijuana processor	X	X	X	X	X	X	P(38)	X	X	<u>P(37)</u>	P(37)	P(37)	P(37)	P(37)	X	X	X	X	X	X	

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	<u>M-E</u>	M-1	M-2	M-3	M-4-I	M-4-C	CF	I	AR	AI	Notes and Special Use Standards	
Medical marijuana grow site	P(36)	P(36)	P(36)	C	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	C	C	C	X	
Medical marijuana wholesaler	X	X	X	X	X	X	C(31)/(38)	X	X	<u>P(38)</u>	P(38)	P(38)	P(38)	P(38)	X	X	X	P(38)	X		
Recreational marijuana processor	X	X	X	X	X	X	C(38)	X	X	<u>P(37)</u>	P(37)	P(37)	P(37)	P(37)	X	X	X	X	X		
Recreational marijuana producer(indoor)	X	X	X	X	X	X	X	X	X	<u>P</u>	P	P	P	P	X	X	X	X	X		
Recreational marijuana producer(outdoor)	X	X	X	X	X	X	X	X	X	<u>C</u>	C	C	C	C	X	X	X	X	X		
Recreational marijuana retailer	X	X	X	X	X	P(38)/(39)/(40)	P(38)/(39)/(40)	P(38)/(39)/(40)	P(38)/(39)/(40)	<u>X</u>	X	X	X	X	X	X	X	X	X		
Recreational marijuana wholesaler	X	X	X	X	X	X	C(31)/(38)	X	X	<u>P(38)</u>	P(38)	P(38)	P(38)	P(38)	X	X	X	P(38)	X		
Marijuana laboratories	X	X	X	X	X	P	P	P	P	<u>P</u>	P	P	P	P	P	X	P	X	X		
Marijuana research certificate	X	X	X	X	X	P	P	P	P	<u>P</u>	P	P	P	P	P	X	P	X	X		

Amendment #7

Chapter 15.305 ZONING USE TABLE

[...]

15.305.020 Zoning use table – Use districts.

[...]

Notes.

[...]

(11): Must be located above ground floor commercial uses. The units must be located on the same lot as another use permitted or conditionally permitted in the C-4 district and may not occupy the first-floor storefront area (the portion of the building closest to the primary street). There shall be no density limitation. Parking shall be provided for all new dwelling units in private parking areas or garages on the basis of a maximum of one parking space for each dwelling unit.

Amendment #8

The following map identifies the proposed zoning districts for the riverfront area recommended by the 2019 Riverfront Master Plan.

Figure 1. Proposed Zoning Map

