

Attachment 4 – NDIP Pages 19, 27, 29, 34, 37, 38 and Appendix H



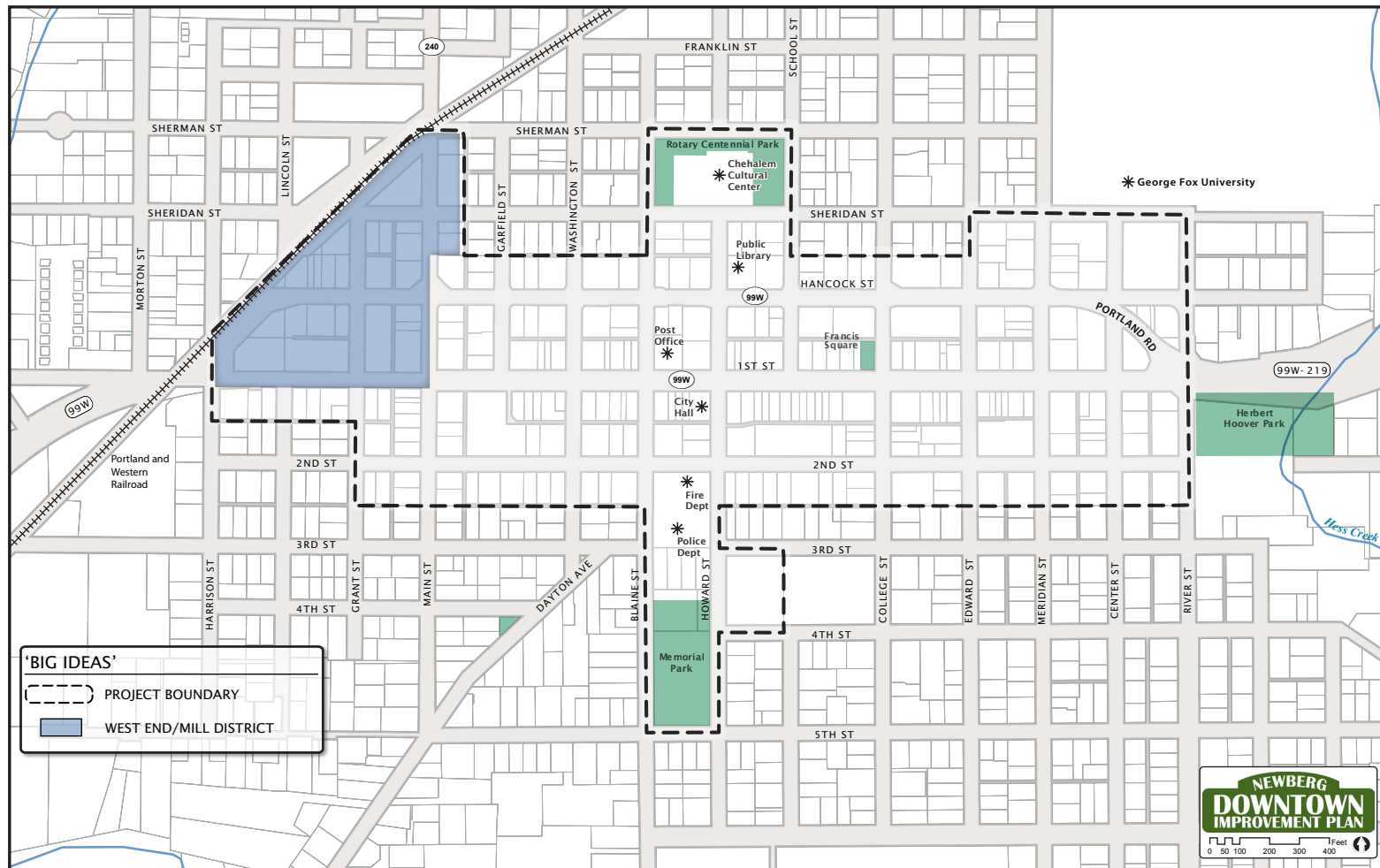
WEST END/MILL DISTRICT | A place where things are made and experienced

Possessing a combination of employment and commercial uses, downtown's West End/Mill District presents an opportunity for building upon the industrial and employment heritage of the area. This area can serve as a location for those uses that may not have a home in the core of downtown, but play a vital role in the downtown environment. Given its history

and suitability for a variety of employment and commercial uses, redevelopment within this district would be guided with a lighter touch, retaining some of the area's "gritty" feel and ambiance, which is a key part of its appeal. In addition to employment, the west end and the old mill area in particular can serve as a destination for craft industrial uses - places where goods can be made,

sampled or touched (and purchased). Within easy walking distance from the community's Civic/Cultural Corridor (see Figure 12) and First Street's main street character and feel, this jobs-focused concept will also have added tourism value, building upon the appeal of goods produced locally and from materials sourced locally or within the region.

Figure 10: West End/Mill District



Short-Term Development

Development in the short term, through 2020, will be incremental and will likely warrant public support. The level of support will depend on the scale of the project, but does not necessarily need to take the form of financial assistance. Pre-application meetings, site visits, providing connections to brokers or potential tenants – these are proactive and nonmonetary ways that City staff can assist near-term developers. In the next few years, development is likely to

take the shape of rehabilitation of existing buildings or modest one- or two-story infill projects. As more of these projects come online, their momentum is likely to snowball into more substantial projects.

As is highlighted in the Market Analysis Existing Conditions Report in Appendix A, development of a hotel is feasible in today's market, requiring a site of approximately 2.5 acres. Attracting a hotel to downtown

Newberg will take significant legwork from City staff and community partners, and this effort should be initiated in the near term. Although there are likely opportunities within the West End/Mill District and the East End Gateway District, there may be other potential sites downtown. Identifying a suitable hotel site and overcoming the project challenges will demand time and energy, and should be considered a priority action.

Figure 17: Feasible Near-Term Development Types



Long-Term Development

Development prospects look better for the long term, through 2030, as overall economic conditions continue to improve, the Newberg Dundee Bypass is constructed, and infrastructure improvements are made within the area. In this timeframe, downtown Newberg will likely experience its first few midrise buildings along with other

new developments and existing building renovations. Infill housing projects will boost the number of downtown residents, leading to a more vibrant downtown core that is active 18 hours a day. Development at the East End Gateway will provide a signature entrance to downtown from the east, while the West End/Mill District will

flourish with a mix of craft industrial, office, and retail businesses. Downtown Newberg is still not expected to be completely built-out within this timeframe, however, and market conditions should be reassessed in the future to further guide development in this area.

LAND USE

To reinvent downtown Newberg as a vital, active, more urban, mixed-use and pedestrian-friendly environment, the City will need to consider amending the Newberg Comprehensive Plan and Development Code. Amendments have been identified to help the City focus on creating the desired uses, scale and character envisioned within the Plan.

The NDIP should be adopted as a refinement plan of the Newberg Comprehensive Plan. In addition, it is suggested that several sub-policies in the Comprehensive Plan see some additions and revisions. These revisions will clarify policies intended to encourage downtown revitalization. These clarifications and additions include:

- Language to encourage the retention of the post office retail function in downtown.
- Encouraging a list of uses in downtown including, “mixed-use commercial/residential buildings and mixed-use commercial/craft industrial buildings to create a vital downtown core with a strong retail sector.”
- Modifications to sub-policies encouraging the City to consider:
 - ◊ adequate off-street parking.
 - ◊ adoption of a downtown improvement plan which should include design standards for all new public and private improvements.

- ◊ various options to make the downtown area more pedestrian friendly, particularly as volumes change with the opening of Phase 1 of the Newberg Dundee Bypass.

It is also suggested the City update sections on the economy and commercial area policies to encourage tourism-related businesses, a hotel, and craft industrial uses in downtown.

In addition to updating the comprehensive plan, the following amendments to the zoning and development code are suggested to implement the NDIP:

- **HANCOCK, FIRST AND SECOND STREETS.** Revise the C-3 zone to achieve the vision for these three streets as a mix of commercial, service and residential uses, with a heavier emphasis on residential along Second Street and commercial and service uses along First Street, and a desired form of two- to four-story buildings.
- **CIVIC/CULTURAL CORRIDOR.** No changes to the current Civic Corridor Overlay District are recommended.
- **WEST END/MILL DISTRICT.** Create a new Craft Industrial Zoning District (M-5) to regulate the mix of uses allowed and prohibited, dimensional and design standards, and to provide better continuity for the area than can be achieved through existing split C-3 and

M-2 zoning. Allow for the potential siting of a hotel to take advantage of the West End’s unique craft industrial character and to provide a needed resource for downtown. The focus is on developing craft industrial uses and maintaining the area’s gritty feel more in keeping with the industrial heritage than the main street, historic feel along parts of First Street. The recommended M-5 zone is discussed in Appendix H of this Plan, as it is the recommended creation of design guidelines to achieve the envisioned feel and character of this area.

- **EAST END/GATEWAY DISTRICT.** Accommodate desired uses, such as a hotel/conference center and parking lot in the base zone, reviewing the footnotes in the use table and tailoring them to encourage this development. Specifically, revise the limitation on hotel uses in C-3 district that requires a conditional use permit for hotel uses greater than 40,000 square feet.
- **PARKING REGULATIONS.** It is recommended that parking requirements for residential uses be removed, and the City introduce a fee-in-lieu program. These in-lieu fees can be accrued and used in the future to purchase land for future parking facilities or for making other parking improvements. Address additional parking needs of residents, visitors, and employees through a variety of strategies outlined in the parking



Photo credit: www.visitcentraloregon.com

imagery of various types and examples of streetscape furnishings, gateways and other features, and were asked which appealed to them most. This input helped inform these interim streetscape guidelines, and should also serve as initial input for the Streetscape and Wayfinding Plan.

The Streetscape and Wayfinding Plan will identify the type/details of the wayfinding feature most appropriate for the four

gateway locations noted within the NDIP. Given the lack of current signage, a higher priority should be given to design and construction of gateway features to inform visitors coming into the downtown from the west (where Oregon 99W comes into downtown at First and Harrison Streets) and the northwest (at the intersection of Sherman Street and Main Street/Oregon 240), announcing entry to downtown from highly popular wine country destinations and helping to brand the adjacent West End/Mill District.

As referenced within the Big Idea of Celebrate Art!, public art can be a significant streetscape component by enhancing civic identity at multiple scales. At the larger scale, it can help to unify an entire district or neighborhood. At the pedestrian scale, it can add aesthetic interest and also functional benefits if incorporated into pedestrian furnishings such as seating or lighting. As part of developing a public art program, creation of an “art walk,” building upon the existing First Friday Artwalk event hosted by the Newberg Downtown Coalition, is recommended as a near-term action that

will generate interest and excitement for residents and visitors alike. Art walks often have both a physical component – leading visitors along a route with stops at permanent and/or temporary installations, and an interactive component, where visitors are directed to galleries for exhibits or receptions. It’s all about interest and activity downtown.

To begin implementing the Plan’s vision and big ideas, the following order-of-magnitude costs have been estimated:

<i>Signage and Wayfinding Cost Estimates</i>	
Improvement	Cost Estimate
Streetscape and Wayfinding Plan	\$100K-\$120K
West End Gateway	\$250K-\$350K
Secondary Gateway	\$100K-\$120K
Art Walk	\$100K

Additional information and recommended programming can be found in the Implementation section of this Plan and in its appendices.

small piece of property (only about 10,000 square feet) for these types of uses. The key finding of the study was that these particular uses aren't presently feasible, given the rents and property values downtown at this time – perhaps in the future, but not at this time.

In the meantime, the Butler Property presents an opportunity to develop a temporary community resource that could be utilized until such time as a permanent development or solution is identified. Although currently used as the location for a seasonal farmers' market, it is recommended that until the right, more permanent use for the property is solidified, the Butler Property be planned and developed in the interim as an active, public space – perhaps as an artisanal demonstration or promotional venue with art installations, a food cart pod, or perhaps with a temporary theater or performance shelter to bring energy and focus to the heart of downtown Newberg. It is recommended that the Downtown Coalition or other working group be charged with developing a program of activity for this interim public space and coordinating the scheduling and/or leveraging of events with others holding events downtown. A budget in the range of \$50,000 would be appropriate for initiating and supporting program development, coordination and costs for this initial start-up phase of activity.

In order to specifically target more infill housing in downtown, the City should work with the private sector to construct an Infill Housing Demonstration Project. The Infill Housing Demonstration Project would provide an example to developers and investors on how an infill housing project could take shape and be expedited in downtown Newberg. Additionally, the demonstration project would act as a “trial run” for city staff on how to facilitate and permit new housing development downtown.

Recruiting a downtown hotel has been a long-held interest by local elected leaders and community stakeholders alike. At present there are no hotels downtown, and at the citywide level there is a gap between one luxury resort and low-cost, aging motels. At present, the market for a hotel in downtown Newberg is ripe for investment. This Plan indicates two suitable, feasible locations for a hotel – the East End/Gateway District and the West End/Mill District. Recruiting a new hotel will boost local economic activity and encourage business creation, expansion, and property reinvestment.

No matter what form of development the City is attempting to attract, it's crucial



Photo credit: Leland Consulting Group

to take a proactive role in marketing, partnering, coordinating, and project problem-solving. A few actions that exemplify what this proactivity would look like include active property-owner engagement, inventorying and tracking vacant and underutilized properties and their redevelopment, site-specific partnering, and mentoring of property owners that lack development capacity. Other cities have found that creating a new position either within the City or in a downtown organization that serves as a downtown development ombudsman to shepherd redevelopment projects towards construction, coordinate problem-solving efforts, and play this proactive role, is a successful way in which the public sector can meaningfully engage with the private sector and actively help move projects forward.

TRANSPORTATION AND CIRCULATION

Efficient downtown transportation facilities and freedom of multimodal circulation are essential elements of a successful and well-functioning downtown. Analysis conducted for this project and also the draft Transportation System Plan (TSP), included planned projects to address gaps in the network and provide connections to the downtown area for pedestrians and bicyclists. Key projects are identified along Main Street, College Street, Meridian Street, and Blaine Street to improve accessibility to the downtown core from surrounding neighborhoods, parks and George Fox University. Within the downtown area, four primary strategies have been identified



Photo credit: GreenWorks, LLC

to improve multimodal circulation. While these strategies will require design review with City and/or ODOT staff to identify and refine specific locations and treatments, the concepts lay the framework for creating a more inviting destination for residents.

The first strategy includes improving north/south connections within downtown. Among the big ideas associated with this Plan is the improvement of north/south connections linking downtown to the greater community, particularly focusing upon Main, Blaine, College, Meridian and River Streets. Early on in the process of developing the NDIP, the public was asked in a workshop exercise to identify those types of streetscape and access improvements they found appealing for improving safety, appearance and identity along these north-south connections. This information can help inform the future design and engineering of improvements, and should be considered through a refinement study and subsequent engineering design in conjunction with the future streetscape and wayfinding plan and road diet concepts also being called for within this Plan. As it is not yet known what the specific improvements might be, a per-block estimated improvement cost has been determined as a placeholder for planning purposes.

In addition, the Plan calls for creating a north/south civic corridor through the



Photo credit: www.downtownmcminnville.com

downtown area centering upon Howard Street. The corridor would connect the Chehalem Cultural Center on the north end with Memorial Park on the south end. Howard Street is currently signalized at First Street and Hancock Street, enabling pedestrian access to the area. The two-block stretch of Howard Street between First Street and Sheridan Street is proposed to be redesigned and reconfigured into a festival street for civic uses, such as an extended farmers' market, special celebrations, and other occasional uses.

The second strategy focuses on facilitating the pedestrian crossing of Hancock Street and First Street by providing enhanced pedestrian crossings where traffic signals are not present. Due to the volume of vehicle traffic traveling along both

APPENDIX

H

LAND USE REGULATORY IMPROVEMENTS



MEMORANDUM

DATE: September 13, 2016
TO: Dave Siegel, Leland Consulting
FROM: Steve Faust
RE: Newberg Downtown Improvement Plan – Land Use Regulatory Improvements

Overview

To reinvent Downtown Newberg as a vital, active, more urban, mixed-use and pedestrian-friendly environment, the City will need to amend the Newberg Comprehensive Plan and Development Code. These recommended regulatory amendments focus on creating the desired uses, scale and character described in the Plan.

Comprehensive Plan Amendments

Under Goals and Policies (Section II) heading of the Comprehensive Plan, Section J pertains to Urban Design and Policy 5 is specific to Downtown Policies. We recommend the following revisions to sub-policies under Section J, Policy 5:

- Sub-policy 'b' requires the City to encourage federal, state and local governments to maintain or locate offices in the Central Business District. Add a sentence to encourage retention of the retail portion of the post office within the Downtown.
- Sub-policy 'c' encourages a variety of commercial and service activities in the central business district. Add a statement to specify these activities include mixed-use commercial/residential buildings and mixed-use commercial/craft industrial buildings.
- Sub-policy 'g' states that the City will consider a variety of downtown improvements related to transportation, attractions, the post office and urban design that conflict with recent development or the desired outcomes of the Newberg Downtown Improvement Plan. Modify this sub-policy to state that the City should consider adequate off-street parking through public lots and other alternatives, a downtown improvement plan and design standards, and options to make Downtown more pedestrian-friendly.

We also recommend updating Section H (The Economy), Policy 3 (Commercial Areas Policies) to encourage tourism-related businesses and possibly a hotel and craft industrial uses in Downtown. This could include revising sub-policy 'a' and/or adding a new policy.

Zoning Map and Development Code Changes

The following amendments to the zoning and Development code are recommended to implement the Newberg Downtown Improvement Plan:

Hancock, First and Second Streets

The general vision for these three streets is a mix of commercial, service and residential uses, with a heavier emphasis on residential along Hancock and Second Street, and on commercial and service uses along First Street, and a desired form of two to four-story buildings. All three streets currently share C-3 zoning. We recommend retaining the existing zoning and not creating individual overlays for the three different streets because the desired development has more in common than not.

Recommended code changes to address uses include:

- Revise limitations and conditional use permit requirements for residential uses in C-3 district. Allow all types of residential development as permitted uses on lots fronting onto Hancock or Second Street, with the option but not a requirement for ground-floor commercial uses as well. Allow upper-story residential development, likely multifamily dwellings or mixed-use dwellings, on all streets as permitted uses with no density limit. Permit single-family detached uses established prior to effective date of these code changes as an allowed use, rather than a legal non-conforming use, provided that allowed use status is lost if converted to commercial or other use.
- Develop definition for live/work units and allow as permitted uses in C-3 district, with limitation on ground-floor residential along First Street.
- Consider whether conditional use permit requirement for home occupations with more than one employee is necessary in C-3, since home occupations could be considered another type of mixed-use like a live-work unit that is otherwise allowed in the district.

Other zoning revisions for the C-3 district:

- Review standards for ‘Retail food and beverage production’ use to allow broader range of artisan manufacturing more consistent with ‘craft industrial’ uses being introduced. Ensure that wine and food-production uses desired for Downtown can meet these requirements, particularly the food & wine showcase considered as part of the City catalyst development.
- Review site design standards to simplify and better align with design guidelines to be developed for downtown.
- Review dimensional standards for height and yards, particularly adjacent to residential districts, to ensure balance between development potential of the district and limiting impacts on neighbors.
- Allow outdoor uses such as café seating both on private property and within public right-of-way, in coordination with Public Works standards.

Civic/Cultural Corridor

The mix of civic buildings, many with historic elements, within the corridor is already regulated through the Civic Corridor Overlay District, which aligns with the corridor identified in the NDIP. No changes to this zoning approach are recommended.

West End/Mill District:

The area currently includes a mix of C-3 and M-2 light industrial zoning, and is intended to provide a mix of commercial and industrial uses to promote employment. Focus is on developing ‘craft industrial’ uses and maintaining a “grittier” feel more in keeping with the industrial heritage than the

main-street, historic feel along parts of First Street. We recommend creating a new Craft Industrial Zoning District (M-5) to regulate the mix of uses allowed and prohibited, dimensional and design standards, and to provide better continuity for the area than can be achieved through existing split C-3 and M-2 zoning. New zoning provisions will:

- Limit allowed uses to commercial, including potential hotel use, and light industrial uses with limited impacts to neighbors and high job creation potential.
- Allow residential above the ground floor as part of mixed-use developments, similar to the C-3 zone.
- Allow new ‘craft industrial’ use category to allow combination of on-site manufacturing and retail component, with a flexible amount of retail space depending on the developer’s need.
- Prohibit industrial uses with higher impacts such as warehousing, storage and heavy manufacturing uses.
- Develop parking and loading standards that meet functional requirements of proposed uses while reducing off-street parking requirements to allow more flexibility developing and redeveloping sites.
- Establish minimum lot size closer to 5,000 SF similar to C-3 zone than the 20,000 SF required for M-2 zone.
- Develop dimensional standards for height and yards, particularly adjacent to residential districts, to ensure balance between development potential of the district and limiting impacts on neighbors.

As a future implementation task, we recommend creating design guidelines for the area to promote the “gritty” industrial feel distinct from downtown.

East End/Gateway District

The area is entirely within the C-3 zone, and the distinguishing characteristics are desired hotel/conference center and parking lot uses. We recommend accommodating those uses in the base zone, reviewing the footnotes in the use table and tailoring them to encourage this development. This includes revisiting the limitation on hotel uses in C-3 district that requires conditional use permit for hotel uses greater than 40,000 SF to determine whether desired type of facility would trigger CUP, how the CUP requirements may impact development feasibility, and whether removing or altering the restriction would better encourage development. Review how a conference center use would be treated under the code to ensure it would be allowed.

There is also a Limited Use Overlay district that applies to the block bounded by First Street, Portland Road, and Center Street. We recommend retaining the overlay and do not foresee any conflicts between the additional overlay provisions and the desired development for this area.

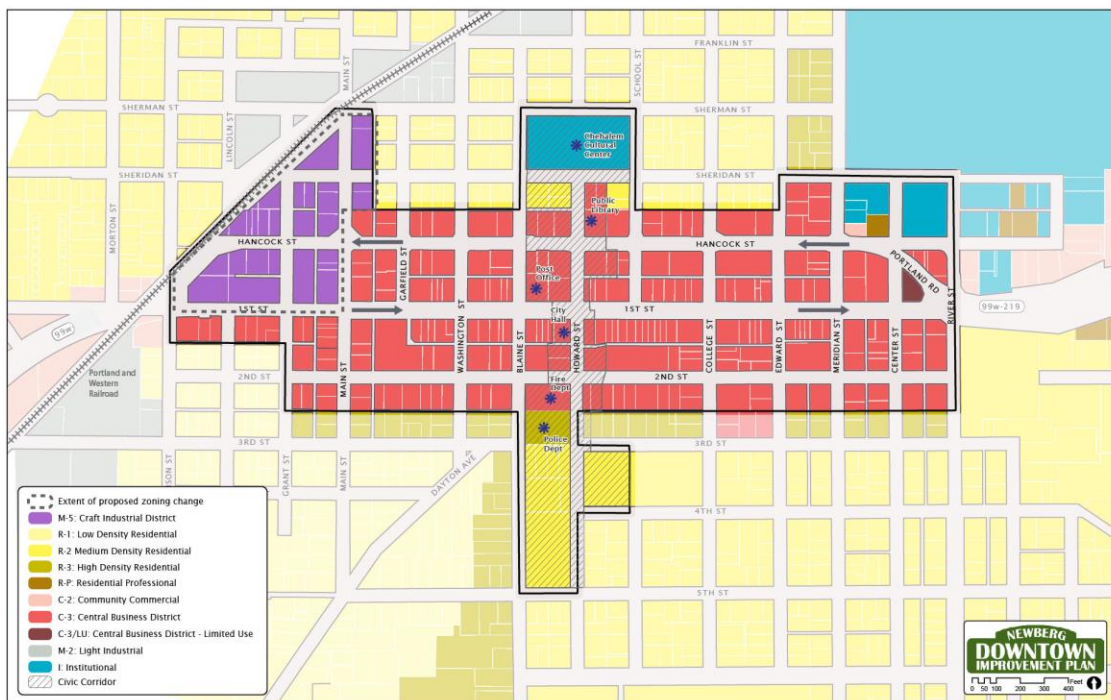
Parking Regulations

Current code exempts development in the C-3 zone from providing any off-street parking, with two exceptions: parking is required for residential uses in C-3 and is required for any development adjacent to a residential zone, primarily located along the north side of Hancock and the south side of Second Street. We recommend removing the parking requirement for residential uses and introducing a fee-in-lieu program. Address additional parking needs of residents, visitors, and employees through a variety of strategies outlined in parking management plan to complement the off-street parking exemptions.

Support plans for shared parking facilities across downtown by revisiting the standards for joint use of facilities. Commercial parking lots are allowed as a primary use in the C-3 zone, which would allow multiple business owners to share off-street parking. Also consider how joint use of facilities regulations would apply to accessory parking, a parking area developed on the same parcel as a primary development. Current regulations allow joint use where hours of operation do not overlap or where sufficient spaces exist for more than one development, provided the lot is within 400 feet of the development. Review how this would apply to developments in the C-3 zone to ensure developments can share existing accessory parking with other businesses in an effective manner, by expanding or removing the 400-foot limitation.

Adjust landscaping standards for parking lots in the C-3 district to reduce front landscaping buffer between parking lots and the street from 10 feet to 5 feet. Consider adjusting standard for interior parking lot landscaping to reduce required landscaping below 25 SF per space, to make more efficient use of any parking areas that are developed in downtown.

Existing code requires bicycle parking for new commercial and residential development, including in the C-3 district. Review bike parking ratios and additional strategies to provide bike parking, such as publicly funded installations in the right-of-way, that fully support the plan’s vision for bicycle tourism and multimodal transportation.



City of Newberg Development Code, Title 15

Implementation of Newberg Downtown Improvement Plan Concepts

Revised Draft, September 22, 2016

Chapter 15.05 General Provisions

15.05.030 Definitions

“Craft industrial” means a category of uses under Chapter 15.303 NMC that are involved in the manufacturing, processing, fabrication, packaging or assembly of goods, with associated retail, eating or drinking, or similar commercial uses on site.

“Incubator space” means a multiuse facility providing start-up and early stage businesses with shared office, industrial, manufacturing, food preparation, or similar facilities.

“Live/work unit” means a building or space within a building used jointly for a commercial or manufacturing activity allowed in the zone and a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household, where the residential use of the space is secondary or accessory to the primary use as a place of work.

“Retail food, and beverage, and artisan production category” means a category of uses under Chapter 15.303 NMC that prepare and package food and beverages for retail sale or consumption on site, or that manufacture and sell artisan goods such as leather, glass, cutlery, paper, ceramic, textile, yarn, or similar products on site, and for shipment for sales at other locations. These are medium-sized operations, using 10,000 square feet or less of floor for production. The area on site devoted to retail sales and dining is at least 25 percent of the floor area.

Chapter 15.220 Site Design Review

15.220.080 Additional requirements for development in the C-3 zoning district.

The purpose of this section is to ensure that new development and redevelopment in the C-3 zoning district maintains and promotes downtown Newberg as a desirable place to spend time. The standards below will help to assure continued quality and compatibility in construction and design. An applicant for a new development or redevelopment within the C-3 zoning district, which is subject to the site design review process, must demonstrate that the minimum required site and building design

elements below and two of the three optional ~~seven~~ out of 10 of the following site and building design elements have been incorporated into the design of the project. Exceptions to these additional development requirements may be granted if the requirements would result in construction that is out of character with surrounding development. Applicants for redevelopment of a designated landmark will not be subject to these additional requirements.

A. Minimum site and building design requirements.

1. New buildings must build a floor to ceiling height of at least 10 feet on the ground floor. New buildings shall be constructed with a minimum of two stories.

2. Windows.

a. Percentage of Glazing. A minimum of 50 percent of the ground floor and 30 percent of floors above the ground floor along the primary façade shall be glazed, based on the total façade area. For all other façades facing a public street, at least 30 percent of each floor shall be glazed, based on the total façade area. For residential developments, a minimum of 30 percent of each floor shall be glazed.

b. Display windows may be used to meet up to 50 percent of the glazing requirements provided they are at least 18 inches deep and integrated into the architecture of the building. Tack-on display cases do not qualify as glazed areas.

c. Depth of Windows. Windows shall be recessed at least one and one-half inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.

d. Window Glazing Material. Windows facing a public street shall be made of clear or low-e glazing (pursuant to Oregon Structural Code Section 1312.1.3). Tinted or reflective glass shall not be visible from public rights-of-way.

e. Verticality. To maintain compatibility with historic proportions, windows facing public streets shall be primarily vertical. With the exception of transom windows, the width-to-height ratio of any single window pane (defined as either a true divided light or a "pane" created by "snap-in" dividers) shall be no more than 1:1.

3. Façade Materials.

a. Dominant Material. All facades shall be comprised of a single dominant material. Additional materials are allowed as accents.

b. Allowed Wall Materials. The first six feet of the street-facing façade, except for façades facing an alley, as measured from the base of the façade upwards shall be constructed of brick, rusticated concrete block, or stone masonry. If used as a veneer material, brick, rusticated concrete block, or stone must be at least two and one-half inches thick. Cement-based stucco and poured-in-place concrete are allowed. For all

portions of the façade above six feet, the above materials are permitted in addition to horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, and shakes. 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.

c. Changes in Material. Brick, rusticated concrete block, and stone masonry portions of facades shall return at least 18 inches around the exposed side walls. When multiple cladding materials are used, changes shall occur along horizontal lines only, with a maximum of three different materials allowed per facade. Heavier-appearing materials (e.g., brick) shall be used only below lighter-appearing materials (e.g., shingles).

~~A. Elements of the Facade.~~

~~1. Windows. To maintain compatibility with historic proportions, windows facing public streets shall be primarily vertical. With the exception of transom windows, the width to height ratio of any single window pane (defined as either a true divided light or a "pane" created by "snap-in" dividers) shall be no more than 1:1.~~

~~B. Optional site and building design requirements. Two of the following are required.~~

~~1. Awnings. To provide shade and protection from the rain, awnings of fabric, glass, wood or metal shall extend along at least 25 percent of street-facing facades. Awnings shall be securely attached to the building and at their lowest point shall not be lower than eight feet above the ground level. Awnings may encroach a maximum of eight feet into the public sidewalk right-of-way, but no closer than two feet from the curb line.~~

~~B. Facade Articulation.~~

~~1. Emphasize Prominent Entrances. Entrances facing a public street shall be incorporated as an integral element in the facade. Entrances shall be emphasized to clearly communicate how to enter the building and to make buildings appear more inviting. Some strategies for emphasizing the entrance on a facade include: using transom windows above entrance doors to increase their apparent scale, detailing and emphasizing the trim or pilasters surrounding the entrance doors, and locating projections such as awnings or balconies above the entrance.~~

~~2. Maximum Horizontal Facade Plane. To avoid overwhelming and visually monotonous facades, buildings shall not extend more than 60 feet horizontally without a change in the plane of the facade of at least one foot. Vertically stacked bay windows are one way to satisfy this criterion.~~

~~C. Windows.~~

~~1. Depth of Windows. Windows shall be recessed at least one and one-half inches from the general plane of the facade. This creates shadow lines and~~

visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.

2. ~~Percentage of Glazing.~~ The percent of glazing based on the horizontal distance of the facade shall be as follows:
 - a. ~~Primary facade:~~ at least 50 percent of ground floor and 30 percent of floors above the ground floor; and
 - b. ~~All other facades facing a public street:~~ at least 30 percent per floor.
3. ~~Window Glazing Material.~~ Windows facing a public street shall be made of clear or low-e glazing (pursuant to Oregon Structural Code Section 1312.1.3). Tinted or reflective glass shall not be visible from public rights-of-way.

~~D. Facade Materials:~~

1. ~~Dominant Material.~~ All facades shall be comprised of a single dominant material. Additional materials are allowed as accents.
2. ~~Allowed Wall Materials.~~ Allowed wall cladding materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, and shakes. 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. In addition, brick, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco and poured-in-place concrete are allowed.
3. ~~Changes in Material.~~ Brick and stone street-facing facades shall return at least 18 inches around the exposed side walls. When multiple cladding materials are used, changes shall occur along horizontal lines only, with a maximum of three different materials allowed per facade. Heavier appearing materials (e.g., brick) shall be used only below lighter appearing materials (e.g., shingles).

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.
 1. R-1 low density residential district.
 2. R-2 medium density residential district.
 3. R-3 high density residential district.
 4. RP residential professional district.

5. C-1 neighborhood commercial district.
6. C-2 community commercial district.
7. C-3 central business district.
8. C-4 riverfront district.
9. CF community facilities district.
10. I institutional district.
11. M-1 limited industrial district.
12. M-2 light industrial district.
13. M-3 heavy industrial district.
14. M-4 large lot industrial district.
15. M-5 craft industrial district.
- ~~16. A5.~~ AI airport industrial district.
- ~~17. A6.~~ Airport residential (AR) district.
- ~~18. A7.~~ SD Springbrook district.

15.302.032 Purposes of each zoning district.

N. M-5 Craft Industrial District. The purpose of the M-5 craft industrial district is to create, preserve and enhance areas that provide a mix of commercial and light industrial uses, particularly small-scale craft industrial uses with an integrated commercial component. The district is intended to complement nearby commercial areas by providing opportunities for production spaces while minimizing off-site impacts. The M-5 district intended to be consistent with the industrial (IND) and mixed use (MIX) designations of the comprehensive plan.

(Renumber following sections.)

Chapter 15.303 Use Categories

15.303.200 Residential uses.

The following residential uses are defined in NMC 15.05.030:

- A. Dwelling, single-family detached.
- B. Dwelling, single-family attached.
- C. Manufactured home.
- D. Manufactured dwelling park.
- E. Mobile home park.
- F. Manufactured home subdivision.
- G. Dwelling, two-family (duplex).
- H. Dwelling, multifamily.
- I. Dwelling, accessory.

- J. Dwelling, mixed use.
- K. Dwelling, caretaker.
- L. Dormitory.
- M. Home occupation.
- N. Live/work unit.

15.303.425 Retail food, ~~and beverage~~, and artisan production category.

- A. Characteristics. Uses in this category prepare and package food and beverages for retail sale or consumption on site, or manufacture and sell artisan goods such as leather, glass, cutlery, paper, ceramic, textile, yarn, or similar products on site, and for shipment for sales at other locations. These are medium-sized operations, using 10,000 square feet or less of floor for production. The area on site devoted to retail sales and dining is at least 25 percent of the floor area.
- B. Accessory Uses. Drive-up service windows. Note that drive-up service windows require a conditional use permit in some zones. Entertainment.
- C. Examples. Small-scale wineries, breweries, and distilleries with tasting rooms on site. Retail bakeries. Chocolate shops. Coffee roaster or tea manufacturer with tasting rooms and/or retail area on site. Art studios, furniture makers, and metalwork manufacturers with retail areas on site.
- D. Exclusions. Wholesale bakeries, wineries, breweries, and distilleries with no or smaller retail or dining components are classified as light industrial uses. Restaurants or retail shops that also produce food or beverages, where dining or customer areas comprise the majority of the floor area, or all food is sold "take-out," such as some brew pubs and bakeries, are classified as eating and drinking establishment or general retail sales. Manufacturing uses with no retail sales component are classified as light industrial uses.

15.303.509 Craft industrial category.

- A. Characteristics. Uses in this category are involved in the manufacturing, processing, fabrication, packaging or assembly of goods, with an associated public commercial component on site. Outdoor storage and processing of goods and materials is less than 10 percent of the site and must be screened.
- B. Accessory uses. Retail sales, display and consumption of goods produced on site, occupying a minimum of 10% of the floor area.
- C. Examples. Processing of food and related products, catering establishments, breweries, distilleries and wineries. Weaving or production of textiles or apparel. Woodworking, including furniture and cabinet makers. Manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items, and other electrical items. Production of artwork and toys.

D. Exclusions. Uses are distinct from light manufacturing because of the commercial component, and distinct from retail, food, beverage and artisan manufacturing uses because they may be a larger scale with no limit on size of production space.

15.303.510 Incubator spaces.

Incubator spaces are as defined in NMC 15.05.030.

Chapter 15.305 Zoning Use Table

15.305.020 Zoning use table – Use districts.

Newberg Development Code – Zoning Use Table

#	Use	C-3	M-5	Notes and Special Use Standards
100	AGRICULTURAL USES			
Def.	Horticulture	P(1)	<u>P(1)</u>	
Def.	Livestock and poultry farming	X	<u>X</u>	
Def.	Home gardening	P	<u>P</u>	
Def.	Home livestock and poultry raising			NMC Title <u>6</u>
200	RESIDENTIAL USES			
Def.	Dwelling, single-family detached	€ <u>P(5)</u>		Subject to density limits of NMC <u>15.405.010(B)</u>
Def.	Dwelling, single-family attached	€ <u>P(5)</u>		NMC <u>15.415.050</u> ; subject to density limits of NMC <u>15.405.010(B)</u>
Def.	Manufactured home on individual lot			NMC <u>15.445.050</u> – <u>15.445.070</u> ; subject to density limits of NMC <u>15.405.010(B)</u>
Def.	Manufactured dwelling park			NMC <u>15.445.075</u> – <u>15.445.160</u>
Def.	Mobile home park			NMC <u>15.445.075</u> – <u>15.445.160</u>
Def.	Manufactured home subdivision			NMC <u>15.445.075</u> – <u>15.445.160</u>
Def.	Dwelling, two-family (duplex)	P(8)/C(5)		Subject to density limits of NMC <u>15.405.010(B)</u>
Def.	Dwelling, multifamily	P(8)/C(5)		Subject to density limits of NMC <u>15.405.010(B)</u>
Def.	Dwelling, accessory			Chapter <u>15.445</u> NMC, Article V

#	Use	C-3	M-5	Notes and Special Use Standards
Def.	Dwelling, mixed use	P(8)/C(5)	<u>P(10)</u>	
Def.	Dwelling, caretaker		<u>P</u>	Limited to one per lot, and allowed whenever the use requires the on-site residence of such person.
Def.	Dormitory			
Def.	Home occupation (no more than one outside paid employee)	S(13)	<u>S(13)</u>	NMC 15.415.060
Def.	Home occupation (more than one outside paid employee)	C <u>S(13)</u>	C <u>S(13)</u>	NMC 15.415.060
Def.	Live/work unit	<u>S</u>	<u>S</u>	NMC 15.415.070
300	INSTITUTIONAL AND PUBLIC USES			
310	INSTITUTIONAL CARE AND HOUSING			
Def.	Family child care home	P(13)	<u>P(13)</u>	Chapter 657A ORS
312	Day care	P	<u>P</u>	Chapter 657A ORS
Def.	Residential care home (5 or fewer people)	P(13)	<u>P(13)</u>	ORS 197.665
Def.	Residential care facility (6 – 15 people)	C		ORS 197.665
315	Group care facility (16+ people)			
316	Hospital	P		
Def.	Prison			
320	ASSEMBLY			
321	Religious institution, place of worship	P	<u>P</u>	
322	Private club, lodge, meeting hall	P	<u>P</u>	
330	SCHOOLS			
330	School, primary or secondary			
331	College	P(15)	<u>P(15)</u>	
332	Commercial educational services	P	<u>P</u>	
340	PARKS AND OPEN SPACES			
341	Open space	P	<u>P</u>	
342	Park	P	<u>P</u>	
Def.	Golf course			
350	PUBLIC SERVICES			
351	Community services	P	<u>P</u>	

#	Use	C-3	M-5	Notes and Special Use Standards
352	Emergency services	P	<u>P</u>	
Def.	Pound, dog or cat	C	<u>C</u>	
Def.	Cemetery	C	<u>C</u>	Chapter <u>97.46</u> ORS
360	TRANSPORTATION			
Def.	Transportation facilities and improvements	P	<u>P</u>	
Def.	Transit center	P	<u>P</u>	
Def.	Parking facility	P(18)/ C(18)	P(18)/ C(18)	
Def.	Airport, landing field			
Def.	Heliport, helipad	C	<u>C</u>	
Def.	Marina			
	Pilings, piers, docks, and similar in-water structures			
370	UTILITIES			
Def.	Basic utilities	P	<u>P</u>	
Def.	Utility distribution plant or yard			
Def.	Wastewater treatment plant			
Def.	Telecommunication facility incorporated into existing structure/utility pole and no taller than 18 feet above existing structure/utility pole	S	<u>S</u>	Chapter <u>15.445</u> NMC, Article IV
Def.	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	<u>C</u>	Chapter <u>15.445</u> NMC, Article IV
Def.	Telecommunication facility, including radio towers and transmitters, which are over 100 feet	C	<u>C</u>	Chapter <u>15.445</u> NMC, Article IV
400	COMMERCIAL USES			
410	COMMERCIAL OFFICES			
411	Medical office	P(21)	<u>P(21)</u>	
412	Local business office	P(21)	<u>P(21)</u>	
420	COMMERCIAL SALES AND RENTALS			
421	Retail sales – General	P(15) (21)	<u>P(15)</u> <u>(21)</u>	
422	Retail sales – Bulk outdoor	C	<u>P</u>	
423	Retail sales – Convenience	P(21)	<u>P(21)</u>	

#	Use	C-3	M-5	Notes and Special Use Standards
Def.	Temporary merchant	S(21)		NMC 5.15.050 et seq.
	Medical marijuana dispensary	P(35)	<u>X</u>	
425	Retail food, and beverage, and artisan production	S	<u>S</u>	Chapter 15.445 NMC, Article VIII
430	EATING AND DRINKING ESTABLISHMENTS			
430	Eating and drinking – Alcohol-related	P(21)	<u>P(21)</u>	Requires liquor license
430	Eating and drinking – Non-alcohol-related	P(21)	<u>P(21)</u>	
440	COMMERCIAL SERVICES			
441	Personal services	P(21)	<u>P(21)</u>	
442	Commercial services	P(21)	<u>P(21)</u>	
443	Commercial vehicle service	C	<u>P</u>	
Def.	Kennel, commercial	C	<u>C</u>	
450	COMMERCIAL RECREATION			
451	Commercial recreation – Indoors	P(15)	<u>P(15)</u> <u>(29)</u>	
452	Commercial recreation – Outdoors			
453	Commercial recreation – Motor-vehicle-related			
460	COMMERCIAL LODGING			
Def.	Vacation rental home	S(13)	<u>S(13)</u>	Chapter 15.445 NMC, Article VII
Def.	Bed and breakfast (2 or fewer rooms)	S		NMC 15.445.010
Def.	Bed and breakfast (3 or more rooms)	S		NMC 15.445.010
Def.	Hotel or motel	P(15)	<u>P</u>	
Def.	Recreational vehicle park			NMC 15.445.170
500	INDUSTRIAL USES			
501	Traded sector industry office	P	<u>P</u>	
502	Industrial services		<u>C</u>	
503	Wholesale and industry sales		<u>C(31)</u>	
504	Warehouse, storage, and distribution			
505	Self-service storage			
506	Light manufacturing		<u>P</u>	
507	Heavy manufacturing			
508	Waste-related			
Def.	Craft industrial		<u>P</u>	
Def.	Incubator space		<u>P</u>	
600	MISCELLANEOUS USES			

#	Use	C-3	M-5	Notes and Special Use Standards
Def.	Accessory building and use incidental to other permitted uses in the zone	P	<u>P</u>	
	Uses similar to permitted uses in the zone and not defined or categorized	P	<u>P</u>	
	Uses similar to conditional uses in the zone and not defined or categorized	C	<u>C</u>	
	Medical marijuana processor		<u>P</u>	
	Medical marijuana grow site	C	<u>C</u>	
	Recreational marijuana processor	X	<u>P(37)</u>	
	Recreational marijuana producer (indoor)	X	<u>C</u>	
	Recreational marijuana producer (outdoor)	X	<u>X</u>	
	Recreational marijuana retailer	P(38) /(39) /(40)	<u>P(38)</u> <u>/(39)</u> <u>/(40)</u>	
	Recreational marijuana wholesaler	X	<u>X</u>	
	Recreational marijuana laboratories	P	<u>P</u>	
	Recreational marijuana research certificate	P	<u>P</u>	

Notes.

- (1) Limited to sites with preexisting agricultural uses, including at time of annexation.
- (2) Limited to one per lot as a permitted use. More than one per lot allowed only through a conditional use permit or planned unit development, subject to density limits of NMC 15.405.010(B).
- (3) Permitted on individual lots created prior to November 17, 1992. Homes on individual lots created on or after November 17, 1992, will only be permitted through the planned unit development process.
- (4) The permitted density shall be stated on the conditional use permit.
- (5) ~~The dwelling units must front onto Hancock or Second Street. No more than 30 percent of a single street frontage of a block may be occupied by residential uses. Contiguous residential street frontage must be less than 60 lineal feet. Single-family dwellings legally established prior to (effective date of ordinance) are permitted provided residential use is continued, and not converted to commercial or other use category. New single-family dwellings are permitted that front onto Hancock or Second Street. Density and parking standards for allowable dwelling units must be met.~~
- (6) One residence per lot with the addition of a tie-down or hangar for an airplane. At a minimum, a paved tie-down or hangar shall be provided on the property, or the

property shall include permanent rights to a private hangar within the subdivision. See Chapter [15.336](#) NMC.

(7) The homes are not subject to the development standards set forth in NMC [15.445.050](#) through [15.445.070](#).

(8) For lots that front onto First Street, the units must be located on the same lots as another use permitted or conditionally permitted in the C-3 zone and may not occupy the first floor storefront area (the portion of the building closest to the primary street). For lots that front onto Hancock or Second Street, dwelling units are permitted as the primary use and may occupy the ground floor. There shall be no density limitation. Private parking areas or garages are not required for dwelling units located within buildings in existence prior to and including June 30, 1999. Parking shall be provided for all new dwelling units within any building constructed after June 30, 1999, in private parking areas or garages on the basis of one parking space for each dwelling unit. As an alternative, the developer may pay a fee-in-lieu in place of providing some or all of the required parking spaces at the current rate established by City Council.

(9) Permitted on the ground floor, one per lot in conjunction with any other use permitted or conditional use in the C-1 zone. On upper floors, dwelling units are unlimited and one parking space per dwelling unit is required.

(10) Permitted above any permitted use in the C-2 or M-5 zone. There shall be no density limitation. Parking shall be provided in private parking areas or garages on the basis of one parking space for each dwelling unit.

(11) Must be located above ground floor commercial uses.

(12) One residence of area not more than 40 percent of the area of the hangar floor, up to a maximum of 1,500 square feet, for an airport caretaker or security officer on each separate parcel.

(13) Permitted in existing dwelling units only. New dwelling units may not be created for this use unless the dwelling unit would otherwise be allowed.

(14) Allowed exclusively for employers or employees of businesses located within this district.

(15) Facility over 40,000 square feet gross floor area requires a conditional use permit.

(16) Allowed in areas designated in industrial area plans.

(17) Limited to facilities owned or operated by a public agency.

(18) Parking garages are a permitted use if developed with commercial uses on the first floor with first floor street frontage associated with the parking use limited to 40 feet or less for ingress or egress. Parking garages with first floor parking use are a conditional use.

(19) A conditional use permit is required if the facility is less than 2,000 feet from the nearest telecommunication facility.

(20) Businesses in the C-1 zone that have hours of operation between 10:00 p.m. and 7:00 a.m. require a conditional use permit.

(21) Drive-up service windows accessory to an existing business on the site with walk-in customer service, such as a drive-up bank window, are allowed only with a conditional use permit. Otherwise, drive-up service windows, except those in service on April 1, 2002, are prohibited. Changes in use will not be allowed.

(22) Retail sales of goods on site not allowed.

(23) Limited to secondhand stores.

(24) Store size is limited to 2,000 square feet gross floor area.

(25) Store size is limited to 5,000 square feet gross floor area.

- (26) Use must demonstrate that it is compatible with airport operations.
- (27) Limited to service stations.
- (28) Limited to card lock fueling only. Retail services are limited to self-vending services.
- (29) Permitted provided the structure is designed for easy conversion to industrial use, including not having fixed seating.
- (30) Limited to 10,000 square feet maximum floor area.
- (31) Allowed indoors only.
- (32) Allowed indoors only. Outdoor use requires a conditional use permit.
- (33) Must be aviation-related. See Chapter [15.332](#) NMC.
- (34) Limited to expansion or change of existing heavy manufacturing uses.
- (35) Shall not be located at the same address as a state-registered marijuana grow site, or within 1,000 feet of the real property comprising a public park, a public elementary or secondary school for which attendance is compulsory under ORS [339.020](#) or a private or parochial elementary or secondary school, teaching children as described in ORS [339.030](#)(1)(a). Distance is measured in a straight line in a radius extending for 1,000 feet or less in any direction from the closest point anywhere on the boundary line of the real property comprising an existing public park, public elementary or secondary school or a private or parochial elementary or secondary school to the closest point of the premises of a dispensary. The premises consist of the dispensary building, or the portion of the building used for a dispensary. Shall not be located within 1,000 feet of another medical marijuana dispensary. Operating hours are limited to the hours between 9:00 a.m. and 8:00 p.m.
- (36) Allows up to 12 mature plants; indoor operations only.
- (37) Indoor use only.
- (38) The use is not allowed within 1,000 feet of the real property comprising a public park, a public elementary or secondary school for which attendance is compulsory under ORS [339.020](#) or a private or parochial elementary or secondary school, teaching children as described in ORS [339.030](#)(1)(a). Distance is measured in a straight line in a radius extending for 1,000 feet or less in any direction from the closest point anywhere on the boundary line of the real property comprising an existing park, public elementary or secondary school or a private or parochial elementary or secondary school to the closest point of the premises of a recreational processor, wholesaler or retailer.
- (39) One-thousand-foot separation between retailer to retailer premises and 1,000-foot separation between retailer to dispensary premises.
- (40) Operating hours limited to the hours between 9:00 a.m. and 8:00 p.m.

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:
 - 3. In the AI, AR, C-1, C-2, ~~and~~ C-3, and M-5 districts, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict.

Chapter 15.410 Yard Setback Requirements

15.410.020 Front yard setback.

- B. Commercial.
3. All lots or development sites in the C-3 district shall have no minimum front yard requirements. The maximum allowable front yard shall be 20 feet. In the case of a through lot with two front yards, at least one front yard must have a front yard of 10 feet ~~meet the maximum setback requirement~~. In the case of three or more front yards, at least two front yards must have a front yard of 10 feet ~~meet the maximum setback requirements~~. No parking shall be allowed in said yard. Said yard shall be landscaped and maintained.

15.410.030 Interior yard setback.

- C. Industrial. All lots or development sites in the AI, M-1, M-2, M-3, ~~and M-4,~~ and M-5 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.

Chapter 15.415 Building and Site Design Standards

15.415.020 Building height limitation.

- B. Commercial and Industrial.
2. In the AI, C-2, ~~C-3,~~ M-1, M-2, ~~and M-3,~~ and M-5 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-3 district there is no building height limitation, except, where said districts abut upon a residential district, the maximum permitted building height shall not exceed 150 percent of the maximum building height permitted in the abutting residential district for a distance of 50 feet from the abutting boundary.
- ~~4.~~ 3. In the C-4 district, building height limitation is described in NMC 15.352.040(J)(1).

15.415.070 Live/Work Units.

- A. A minimum of seventy-five percent (75%) of a structure's street front façade at street level shall be occupied by nonresidential uses.
- B. The minimum floor-to-floor height of the first floor shall be 13 feet.
- C. Off-street parking is required at a ratio of one parking space for each dwelling unit, unless the developer elects to pay a fee-in-lieu in place or providing some or all of the required parking spaces at the current rate established by City Council.

If off-street parking is provided, private parking areas or garages may not be located between the structure's street front façade and the street.

- D. Live/work units that exceed 2,000 square feet gross floor area must have separate entrances for the business and residential portions of the use.
- E. Within each live/work unit, the living area shall not exceed one-half of the total floor area of the unit.

Chapter 15.420 Landscaping and Outdoor Areas

15.420.010 Required minimum standards.

- B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:
 - 1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district, ~~and~~ M-4 (large lot industrial) zoning district, and M-5 (craft industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C-4 district are described in NMC 15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of "softening" the buildings and making the development "green" with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.
 - 3. The following landscape requirements shall apply to the parking and loading areas:
 - a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space, except that the standard shall be reduced to 12.5 square feet per parking space for development in the C-3 or M-5 zoning districts provided all other requirements of subsection (B) are met for landscaping areas.
 - b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, except that the landscape strip may be reduced to a minimum of five feet in interior width for development in the C-3 or M-5 zoning districts and may be eliminated along any lot line adjacent to an alley. A parking, loading area, or drive aisle which runs adjacent to a property line in all zoning districts shall be separate from ~~and~~ any other lot line by a landscaped strip of at least five feet in interior

width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.

15.420.020 Landscaping and amenities in public rights-of-way.

A. Pedestrian Space Landscaping. Pedestrian spaces shall include all sidewalks and medians used for pedestrian refuge. Spaces near sidewalks shall provide plant material for cooling and dust control, and street furniture for comfort and safety, such as benches, waste receptacles and pedestrian-scale lighting. These spaces should be designed for short-term as well as long-term use. In the C-3 and M-5 zoning districts, pedestrian spaces may also include outdoor café-style seating and outdoor display or sales areas. Elements of pedestrian spaces shall not obstruct sightlines and shall adhere to any other required city safety measures. Medians used for pedestrian refuge shall be designed for short-term use only with plant material for cooling and dust control, and pedestrian-scale lighting. The design of these spaces shall facilitate safe pedestrian crossing with lighting and accent paving to delineate a safe crossing zone visually clear to motorists and pedestrians alike.

6. Outdoor café-style seating and outdoor display or sales areas may be provided along sidewalks in the C-3 and M-5 zoning districts provided a clear path for pedestrian travel meeting all ADA requirements is maintained.

Chapter 15.435 Signs

15.435.085 Electronic message centers.

A. Electronic message center (EMC) signs are permitted subject to the limitations shown in the table below:

Electronic Message Center Standards by Display Method, Size, Zoning, and Review Process

Zoning	Size of EMC [1]	Display Method				
		Static Message	Alternating Message	Animated Message	Extended Video Message	Flashing or Rapid Scrolling
Community Commercial and Industrial (C-2, M-1, M-2, M-3, M-4, <u>M-5</u>); other zones not listed	Up to 30 sq. ft.	Allowed	Allowed	Allowed	Prohibited	Prohibited
	> 30 sq. ft. up to 50 sq. ft.	Allowed	Allowed	Allowed [2] or site element review	Prohibited	Prohibited

15.435.105 Sign permit program for portable signs on private property.

A. Purpose. The purpose of the sign permit program is to allow additional temporary and portable signage for properties within the C-2, C-3, M-5, and institutional zones than is otherwise allowed by the municipal code. The goal of the permit program

is to allow additional signage on private property with a coordinated appearance.

- C. Criteria. The following criteria must be met for permit approval under the sign permit program:
 - 1. Number of signs per property: one per 100 feet of street frontage in C-2 zone; one per 15 feet of street frontage, with a maximum of four signs total within the C-3 zone; one per 30 feet of street frontage, with a maximum of four signs total within the M-5 zone; and one per 100 feet of street frontage within the institutional zone. If more than one business is located on a property, at least one sign per business is allowed, as long as the business occupies a discrete space and possesses its own business license.

Chapter 15.440 Off-Street Parking, Bicycle Parking and Private Walkways

15.440.010 Required off-street parking.

- B. Off-street parking is not required in the C-3 district, except for:
 - 1. Dwelling units meeting the requirements noted in NMC 15.305.020, including option to participate in fee-in-lieu program rather than provide off-street parking on site.
- D. Within the M-5 district, the minimum number of required off-street parking spaces shall be 50 percent of the number required by NMC 15.440.030, except that off-street parking spaces for residential uses shall be as specified in NMC 15.305.020.

15.440.030 Parking spaces required.

Use	Minimum Parking Spaces Required
Industrial Types	
Except as specifically mentioned herein, industrial uses listed as permitted in the M districts: M-1, M-2, M-3, and M-4, <u>and M-5</u>	1 for each 500 sq. ft. of gross floor area

Chapter 15.445 Special Use Standards

Article VIII. Small-Scale Food, ~~and Beverage,~~ and Artisan Good Production in Commercial Zones

15.445.400 Application and purpose.

These standards apply to small-scale food, ~~and beverage,~~ and artisan good production in commercial zones. These uses are primarily manufacturing, processing and storage facilities but have accessory tasting rooms, dining areas, or retail space. Some types of retail bakeries, wineries, breweries and distilleries fit in this category, as well as studios for manufacturing products such as metalwork, pottery, and furniture. The purpose is to allow small-scale food, ~~and beverage,~~ and artisan good production in commercial

zones if the uses can meet certain design standards that will maintain the commercial character of the zone. Larger scale food, ~~and~~ beverage, and artisan good production is allowed in certain of Newberg's industrial zones.

15.445.410 Where allowed.

Small-scale food, ~~and~~ beverage, and artisan good production is allowed in the C-2 and C-3 commercial zones if the use meets the development standards listed below. If the use cannot meet the development standards below, then it is a conditional use in the C-2 and C-3 commercial zones and would require review by the planning commission.

15.445.420 Standards.

- A. Retail Use. At least 25 percent of the gross floor area must be for showroom, retail, dining, or similar customer use ~~with a minimum of 1,000 square feet.~~
- B. Not Next to Residential. The site cannot abut a site with residential zoning.
- C. Loading Area. The site must have a loading area for trucks. This could be a loading dock, an on-site paved loading area, or an adjacent alley.
- D. Size Limit. The maximum size of the production area is limited to 10,000 square feet. The maximum size of total facility including retail use is not limited.
- E. Outdoor Storage. Outdoor storage of materials on site is limited to a small (under 400 square feet) fenced and screened area.