

Newberg Development Code - Zoning Use Table Revision

Draft December 28, 2012

Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	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)											
Livestock and Poultry Farming	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Home Gardening	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Livestock and Poultry Raising	S	S															S		Title 6

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RESIDENTIAL USES																			
Single Family Detached	P(2)	P	P(3)		P		C(4)	C(5)								P	P(6)		Subject to density limits of 15.405.010(B)
Single Family Attached	P(2)	P	P(3)		P		C(4)	C(5)								P	P(6)		15.415.050; Subject to density limits of 15.405.010(B)
Manufactured Home on Individual Lot	P(2)	P	P(3)	P(7)	P												P(6)		15.445.050 - 15.445.070; Subject to density limits of 15.405.010(B)
Manufactured Dwelling Park		P	P	P															15.445.075 - 15.445.160
Mobile Home Park		P	P	P															15.445.075 - 15.445.160
Manufactured Home Subdivision		P		P															15.445.075 - 15.445.160
Duplex	P(2)	P	P	C	P		C(4)	P(8) /C(5)								P			Subject to density limits of 15.405.010(B)
Multiple Family Dwelling	C	P	P	C	P		C(4)	P(8) /C(5)								P			Subject to density limits of 15.405.010(B)
Accessory Dwelling Unit	C	P	P		P											P			15.445 Article V.
Mixed-use Dwelling						P(9)	P(10)	P(8) /C(5)	P(11)	C	C								
Caretaker Residence										P	P	P	C					P(12)	Limited to one, and allowed whenever the use requires the on-site residence of such person.
Dormitory		C	P		P											P			
Home Occupation (No more than one outside paid employee)	S	S	S(13)	S	S	S(13)	S(13)	S(13)	S(13)	S(13)	S(13)	S(13)	S(13)	S(13)	S(13)	S	S	S(13)	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)	C(13)	C(13)	C(13)	C(13)	C(13)	C(13)	C	C	C(13)	15.415.060

Key

P: Permitted Use

C: Conditional Use - Use requires a conditional use permit

S: Special Use - Use requires a special use permit

X: Prohibited Use

(#): See notes below for limitations

?: Workshop will discuss whether this should be allowed or not.

Notes

- (1) Limited to sites with pre-existing 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 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. 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.
- (7) The homes are not subject to the development standards set forth in NMC 15.445.050 through 15.445.070.
- (8) 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). 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.
- (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 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.

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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)							P	P(12)		ORS 657A
Day Care	P	P	P	C	P	P	P	C?					C	P		P		P(14)	ORS 657A
Residential Care Home (5 or fewer people)	P	P	P(13)	P(13)	P	P(13)	P(13)	P(13)	P(13)							P	P(13)		ORS 197.665
Residential Care Facility (6-15 people)	C	P	P	C	P?		C	C								P			ORS 197.665
Group Care Facility (16+ people)	C	C	C		P?	C	C									P			
Hospital	C	C	C		C		P	P								P			
Detention Facility	?	?	?	?	?	?	?	?	?	C	C	C	C	?	?	?	?	?	
ASSEMBLY																			
Religious Institutions, Place of Worship	P	P	P	P	P	P	P	P	P		P				C	P			
Private Club, Lodge, Meeting Hall			C	C			P	P	C							P?			
Community Services	C	C	C	C	P		P	P	P						C	P			
SCHOOLS																			
School, Primary or Secondary	P	P	P		P										C				
College	P	P	P		P	P	P	P(15)							C	P			
Commercial Educational Services	C?	C?	C?		C	P	P	P								P?			
PARKS AND OPEN SPACES																			
Open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	C?	C?	C?	P				P(16)		P(17)	P			
Golf Course	P	P	P												P(17)				
PUBLIC SERVICES																			
Emergency Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pound, Dog or Cat, Kennel	?	?	?	?	C	C	C	C	C	C	P	P	C	C	?	C	?	C	
Cemetery	?	?	?	?	C	C	C	C	C	C	C	C	C	C	C	C	C	C	ORS 97.46
TRANSPORTATION																			
Transportation Facilities and Improvements	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Modification to public street standards for the purpose of ingress or egress to a minimum of three and not more than six lots	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Transit Center							P	P	P	P	P	P							
Parking Facility			P		C?	C?	P	P(18)	C	P	P	P		P		P?			
Airport, Landing Field	?	?	?	?	?	?	?	?	?	?	C	C	C	C	C	C	C	C	P
Heliport, Helipad	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Marina									C										
Pilings, Piers, Docks, and Similar In-water Structures									C										
UTILITIES																			
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility distribution plant or yard											P	P	P						
Waste water treatment plant	?	?	?	?	C	C	C	C	C	C	C	P	C	C	C	C	C	C	
TELECOMMUNICATION FACILITIES																			

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Telecommunication facility incorporated into existing structure/utility pole and no taller than 18 ft above existing structure/utility pole	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P			15.445, 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		C	P(19)	P(19)	P	C		C			15.445, Article IV
Telecommunication facility, including radio towers and transmitters, which are over 100 feet						C	C	C		C	C	C	C	C		C			15.445, Article IV

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Notes

- (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) Public only.
- (18) Parking garages are a conditional use, and must have first floor street frontage of 40 feet or less for ingress or egress. First floor development must be commercial.
- (19) A conditional use permit is required if the facility is less than 2,000 feet from the nearest telecommunication facility.

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COMMERCIAL USES																			
COMMERCIAL OFFICES																			
Medical Offices			C		P	P(20)	P	P(21)								P			
Local Business Offices					P(22)	P(20)	P	P(21)											
COMMERCIAL SALES AND RENTALS																			
Retail Sales - General						P(20)	P	P(21) (22)	P		P(23)?								
Retail Sales - Bulk Outdoor							P	C			P								
Retail Convenience Sales						P(20)	P	P(21)	P		P(24)			P(25)					
Temporary Merchants							S	S(21)											5.15.050 et seq.
EATING AND DRINKING ESTABLISHMENTS																			
Eating and Drinking - Alcohol Related							P	P(21)	P										Requires liquor license
Eating and Drinking - Non-Alcohol Related						P(20)	P	P(21)	P	P	P	?						C(26)	
COMMERCIAL SERVICES																			
Personal Services					C	P(20)	P	P(21)	P										
Commercial Services						P(20)	P	P(21)											
Commercial Vehicle Service							P	C		P(27)	P	?		P(28)					
COMMERCIAL RECREATION																			
Commercial Recreation - Indoors							P	P(22)		P(29)?	P(29)?								
Commercial Recreation - Outdoors							P				P								
Commercial Recreation - Motor Vehicle Related							C				C								
COMMERCIAL LODGING																			
Vacation Rental Homes	C	C	S	S	S	S(30)	S(30)	S(30)	S(30)										*Possible new section*
Bed and Breakfast (2 or fewer rooms)	C	P	P		P	P	P	P	P										See NDC 15.445.010
Bed and Breakfast (3 or more rooms)	C	C	C		C	C	P	P	P										See NDC 15.445.010
Hotel/Motels							C	C	C									C(26)	
Recreational Vehicle Parks							C		C?	C	C	C							See NDC 15.445.170

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Notes

- (20) Businesses in the C-1 zone that have hours of operation between 10 p.m and 7 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) If over 40,000 square feet gross floor area require a conditional use permit.
- (22) Retail sales of goods on site not allowed.
- (23) Limited to second hand 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) Permitted in existing dwelling units only. New dwelling units may not be created for this use unless the dwelling unit would otherwise be allowed.

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INDUSTRIAL USES																				
Traded-Sector Industry Office					P(31)	P(31)	P	P		P	P		P					P(34)		
Industrial Services							C				P	P	P					P(34)		
Wholesale and Industry Sales							C(32)			P(32)	P	P	P					P(34)		
Warehouse, Storage, and Distribution										P(33)	P	P	P					P(34)		
Self-Service Storage							P			P	P	P	P							
Light Manufacturing										P	P	P	P					P(34)		
Heavy Manufacturing											P(35)	P	C							
Waste Related												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	P	P	P	P	P	P	P	P	P	P	
Uses similar to permitted uses in the zone.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Uses similar to conditional uses in the zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

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Notes

(31) Limited to 10,000 square feet maximum floor area.

(32) Allowed indoors only.

(33) Allowed indoors only. Outdoor use requires a conditional use permit.

(34) Must be aviation related. See xxx.

(35) Limited to expansion or change of existing heavy manufacturing uses.