

**PLANNING COMMISSION AGENDA**  
**September 13, 2012**  
**7 p.m. Regular Meeting**  
**Newberg Public Safety Building**  
**401 E. Third Street**

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. CONSENT CALENDAR** (items are considered routine and are not discussed unless requested by the commissioners)
  1. Approval of August 9, 2012 Planning Commission Meeting Minutes
- IV. COMMUNICATIONS FROM THE FLOOR** (5 minute maximum per person)
  1. For items not listed on the agenda
- V. WORKSHOP: Update to the zoning use tables in the Development Code (continued).**

The workshop will continue the process from March and May, 2012, of reviewing some draft classifications for institutional and industrial uses, and determining in which zones they should be permitted, allowed conditionally, or prohibited.
- VI. ITEMS FROM STAFF**
  1. Update on Council items
  2. Other reports, letters, or correspondence - TSC update on Oak Hollow speed bump issue, code amendments memo
  3. Next Planning Commission Meeting: October 11, 2012
- VII. ITEMS FROM COMMISSIONERS**
- VIII. ADJOURN**

FOR QUESTIONS PLEASE STOP BY OR CALL 503-537-1240, PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. FIRST STREET

***ACCOMMODATION OF PHYSICAL IMPAIRMENTS:***

*In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TRS services please dial 711.*

**PLANNING COMMISSION MINUTES**

**August 9, 2012**

**7:00 p.m. Regular Meeting**

**Newberg Public Safety Building**

**401 E. Third Street**

TO BE APPROVED AT THE SEPTEMBER 13, 2012 PLANNING COMMISSION MEETING

**I. CALL MEETING TO ORDER:**

Chair Thomas Barnes opened the meeting at 7:00 p.m.

**II. ROLL CALL:**

Present:	Thomas Barnes, Chair	Cathy Stuhr, Vice Chair	Gary Bliss
	Allyn Edwards	Art Smith	Philip Smith
	Lon Wall	Kale Rogers, Student PC	

Staff Present: Barton Brierley, Planning & Building Director  
Steve Olson, Associate Planner  
DawnKaren Bevill, Minutes Recorder

**III. CONSENT CALENDAR:**

Approval of the July 12 and 19, 2012, Planning Commission Meeting Minutes.

**MOTION #1: Stuhr/Edwards** approve the minutes from the Planning Commission Meeting of July 12, July 19, 2012. Motion carried (7 Yes/0 No/0 Absent).

**IV. COMMUNICATIONS FROM THE FLOOR:**

No items were brought forward.

**V. QUASI-JUDICIAL PUBLIC HEARING:**

**APPLICANT/OWNER: Chehalem Park and Recreation District**

**REQUEST: Design Review/Historic Review for a Concept Master Site Development Plan for the full build-out of the site; Variance to reduce off-street parking for the full build-out to 53 spaces; Design Review/Historic Review for remodeling the gymnasium into a ballroom, and construction of a new northern entrance to the ballroom.**

**LOCATION: 415 E. Sheridan Street**

**TAX LOTS: 3218DD-15700**

**FILE NO.: HISD-12-002/DR2-12-010/VAR-12-001**

**ORDER NO.: 2012-04**

**CRITERIA: Newberg Development Code sections 15.215.040, 15.220.020, 15.220.050(B), 15.344.030, 15.430.010**

Chair Barnes opened the hearing at the point of deliberation as it is a continuation from the July 12, 2012, Planning Commission meeting. Public testimony is closed.

Steve Olson presented the final staff recommendation accompanied by a PowerPoint presentation (see official meeting packet for full report). Potential additional conditions of approval include: the off-street parking lot

only to be used for parking purposes, unless otherwise allowed under the parking management plan in the adopted Intergovernmental Agreement (IGA); the occupancy of the ballroom will not be granted before the IGA is adopted by both the City Council and the CPRD board, unless there is temporary approval for an individual event by the Fire Marshal, the Building Official, and the Planning & Building Director; and all future parking variance requests and Type II design review/historic review requests will be Type III reviews requiring a public hearing and a final decision by the Planning Commission. Some of the issues raised during testimony were related to the Cultural District IGA and could be addressed by sending a memo to City Council regarding the IGA. Staff recommends adopting Planning Commission Order 2012-04, which approves the requested Historic Review/Design Review application HISD-12-002/DR2-12-010 for a Concept Master Site Development Plan and Phase 2 of the Chehalem Cultural Center (CCC) as conditioned, and partially approving Variance application VAR-12-001 as conditioned. Staff also recommended that the Planning Commission move to approve the draft memo to the City Council regarding the IGA.

Commissioner Stuhr asked for clarification regarding parking ramifications if the Master Plan is approved. Mr. Olson stated the Phase 3 parking variance would have to be approved before the full build-out could occur without additional parking. Commissioner Stuhr asked what the impact on the applicant would be if the Master Plan is not approved. Mr. Olson explained the Phase 2 Historic Review/Design Review can still be approved as well as the Variance for Phase 2 and the project can proceed without the Master Plan approval. Commissioner Stuhr asked if the proposed on-street parking is counted. Mr. Olson stated the code does not count on-street parking toward the required amount of parking, but under a variance application the on-street parking can be taken into account as part of the analysis. Barton Brierley, Planning and Building Director, stated the code specifically allows parking requirements to be reduced if the site has uses that do not substantially overlap in time. It is unlikely the CCC will operate a full capacity at any one time.

**MOTION #2: Philip Smith/Art Smith** moved to approve staff recommendation with the additional conditions of approval. The off-street parking lot is only to be used for parking purposes, unless otherwise authorized by the parking management plan in the IGA; occupancy of the ballroom will not be granted before the IGA is adopted by both the City Council and the CPRD board, unless there is temporary approval for an individual event by the Fire Marshal, the Building Official, and the Planning and Building Director; all future parking variance requests and Type II Design Review/Historic Review requests will be Type III reviews requiring a public hearing and a final decision by the Planning Commission. Furthermore, in addition to approving the staff recommendation, the Planning Commission will also send a memo to the City Council with recommendations that the IGA should include provisions for monitoring its effectiveness, enforcing compliance, and evaluation/updating on a regular basis. It should include a way to receive and address complaints. The neighborhood advisory group should be consulted as part of the evaluation process, the IGA should define what size or type of event is considered a big event that would require the use of the parking management plan, and the parking management plan should consider a number of ways to address parking.

Commissioner Edwards suggested the CCC keep a log-in sheet to track how many parking spaces are being used, which will serve as a tool to show the peak hours and overlapping uses for the IGA.

Commissioner Wall agreed with the motion with exception to the variance application. He cannot see how the Planning Commission can ignore the testimony that was given at the last meeting regarding parking. He was hoping to see progress over the last 30 days from the CCC to address the parking issues brought forward. Also, the IGA and a citizen's committee is not the same thing. Commissioner Wall asked the 22 spaces not be given a variance.

Chair Barnes stated allowing nearby property owners to reserve parking spaces in front of their properties during events is an option. Also, just on the perimeter of the CCC there are 47 parking spaces, which mean they are not short 22 spaces.

Commissioner Bliss said he is also concerned regarding the variance for 22 parking spaces; however, there is parking on the frontage of the CCC and more parking will be available when the road improvements are completed on Sheridan Street.

Commissioner Edwards observed after reading Mary Martin Miller's comments regarding parking, that the gravel area had 20 spaces available at the last Tunes on Tuesday. George Fox events and the Old Fashioned Festival have had no parking problems. The IGA will produce good ideas and the city of Newberg will adapt.

Commissioner Philip Smith stated the staff has done the math to show the code requires 99 off-street parking spaces for Phase 2, anything less requires a variance. It is legitimate to think that some parking on the CCC side of the street can be counted as part of the parking for neighbors. There are far more than 22 spaces there. The motion he made stated they are not approving Phase 3 and it will not be approved if large events are not managed well.

Commissioner Kale Rogers stated the question is where the CCC would put the 22 spaces on the lot. The CCC is a non-profit organization and may not be able to bear the expense of additional parking.

Commissioner Art Smith stated there are ample opportunities for places to park as parking facilities are a reasonable distance from the CCC. He would be more concerned however with Phase 3.

Commissioner Stuhr stated the Planning Commission has seen many parking problems throughout the City. Phase 2 can be a test case to collect data and receive public participation. Commissioner Stuhr offered a friendly amendment to the motion: "should have provisions for monitoring its effectiveness" is changed to "must have provisions for monitoring its effectiveness." The amendment was accepted by Philip Smith as a friendly amendment.

Commissioner Wall stated the Planning Commission is ignoring the many suggestions made by Mr. Robert Soppe.

Commissioner Philip Smith referred to pages 58-59 of the meeting packet and said his motion directly adopts the central suggestions made by Mr. Soppe.

**VOTE ON MOTION #2:** approving staff's recommendation with the additional conditions of approval. The off-street parking lot is only to be used for parking purposes, unless otherwise authorized by the parking management plan in the IGA; occupancy of the ballroom will not be granted before the IGA is adopted by both the City Council and the CPRD board, unless there is temporary approval for an individual event by the Fire Marshal, the Building Official, and the Planning and Building Director; all future parking variance requests and Type II Design Review/Historic Review requests will be Type III reviews requiring a public hearing and a final decision by the Planning Commission. Furthermore, in addition to approving the staff recommendation, the Planning Commission will also send a memo to the City Council with recommendations that the IGA must have provisions for monitoring its effectiveness, enforcing compliance, and evaluation/updating on a regular basis. It should include a way to receive and address complaints. The neighborhood advisory group should be consulted as part of the evaluation process, the IGA should define what size or type of event is considered a big event that would require the use of the parking management plan, and the parking management plan should consider a number of ways to address parking. Motion carried (6 Yes/1 No [Wall]/0 Absent).

**VI. ITEMS FROM STAFF:**

Update on Council items

The City Council deliberated on the South Industrial UGB amendment. The vote was 3 Yes/2 No/2 Absent. The City Council Charter states a majority of four votes are needed, therefore, it did not pass. The City Council has the opportunity to reconsider it on August 20, 2012.

Planning Commission Training will be held in Salem on Thursday, September 27, 2012, from 1:00-5:00 p.m. and in Eugene on Saturday, September 15, 2012. Mr. Brierley will send details to the commissioners who are interested in attending.

In regard to the Chehalem Cultural Center, the Neighborhood Advisory Group met to begin the parking management plan process last evening.

The next Planning Commission Meeting is scheduled for Thursday, September 13, 2012.

**VII. ITEMS FROM COMMISSIONERS:**

Chair Barnes presented Kale Rogers with two books that have ties to the Boston, Massachusetts area where he will be attending college, along with a letter of appreciation for his two-year service as Student Planning Commissioner. Commissioner Kale Rogers stated he has enjoyed the process and is very grateful for the experience of serving as Student Planning Commissioner.

**VIII. ADJOURN:**

Chair Barnes adjourned the meeting at 9:15 p.m.

**Approved by the Planning Commission on this 13<sup>th</sup> day of September, 2012.**

**AYES:**

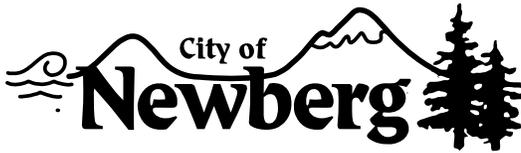
**NO:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
*Planning Recording Secretary*

\_\_\_\_\_  
*Planning Commission Chair*



## Planning and Building Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132  
503-537-1240 ▪ Fax 503-537-1272 ▪ [www.newbergoregon.gov](http://www.newbergoregon.gov)

### PLANNING COMMISSION STAFF REPORT WORKSHOP: ZONING USE TABLE

MEETING DATE: September 13, 2012

FILE NO: DCA-12-002

TOPIC: Update the zoning use tables in the Development Code

ATTACHMENTS:

1. Potential Institutional Use Definitions
2. Potential Institutional Use Table
3. Potential Industrial Use Definitions
4. Potential Industrial Use Table

**A. SUMMARY:** At the September 13, 2012 meeting, the Commission will continue discussion of updating the zoning use table. We plan on discussing the following uses:

1. Institutional Uses
2. Industrial Uses

**B. PROCESS:** We suggest the same format as previous: divide into two groups, have each group discuss one of the topics, then have the groups report back to the whole commission.

# Institutional Uses (Draft 9/6/2012)

---

## Family child care home.

A registered or certified family child care home under the laws of the State of Oregon. A registered family child care home generally provides care for a maximum of 10 children in the family living quarters of the provider's home. A certified family care home is located in a building constructed as a single family dwelling and has a certificate to care for a maximum of 16 children at any one time.

*Zoning: Allowed in all residential zones, and C-1 and C-2.*

These are required to be allowed in residential and commercial areas where single family residences are allowed.

## Day Care

**A. Characteristics.** This category includes means the care, supervision and guidance on a regular basis of a child, unaccompanied by a parent, guardian or custodian, during a part of the 24 hours of the day, with or without compensation.

**B. Accessory uses.** Play areas.

**C. Examples.** Preschools.

### D. Exceptions

1. Family child care homes.
2. Child care which does not require state registration or certification, such as babysitting.
3. Accessory day care that is provided primarily for the children of workers at the site is considered an accessory use.
4. Schools, Elementary to High School.

**Issues to Discuss:** Day care is not currently an allowed in C-3. Should it be?

## Residential care home

*Residential care home* means a residential treatment or training home, as defined in ORS 443.400, a residential facility registered under ORS 443.480 to 443.500 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

These are required to be allowed in residential or commercial zone where single family homes are allowed.

### Residential care facility

*Residential care facility* means a residential care, residential training or residential treatment facility, as those terms are defined in ORS 443.400, that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to fifteen individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.

These are currently required to be a permitted use wherever multi-family uses are allowed, and a conditional use wherever multi-family uses are a conditional use.

### Group care facility

Group care facility means a facility that provides residential care alone or in conjunction with treatment or training or a combination thereof for sixteen or more individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.

C. Examples. Nursing homes, addiction treatment centers, sanitariums.

D. Exclusions: Residential care homes, residential care facilities, and detention facilities are separate use categories.

**Issues to Discuss.** These are currently a conditional use in R-P, and not allowed in C-2 or C-3. Should they be allowed in these zones?

“Mental hospitals” are currently an allowed use in any zone. Facilities for the care/lodging of alcoholics are currently conditional uses in residential and commercial zones.

### Assisted Living Facility

Assisted Living Facility means a building, complex, or distinct part thereof, consisting of fully, self-contained, individual living units where six or more seniors and adult individuals with disabilities may reside in homelike surroundings. The assisted living facility offers and coordinates a range of supportive services available on a 24-hour basis to meet the activities of daily living, health, and social needs of the residents as described in these rules. A program approach is used to promote resident self-direction and participation in decisions that emphasize choice, dignity, privacy, individuality, and independence.

**Issues to Discuss:** Assisted living facilities are currently classified as residential care facilities. This definition seems misplaced, since residential care facilities are limited to 15 individuals, but assisted living facilities are not. A more appropriate classification may be to include these in the definition of multi-unit residential.

### Detention Facility

**Issues to Discuss:** Jails, penal farms are currently a conditional use in any zoning district.

### Religious Institutions and Places of Worship

A. **Characteristics.** Religious Institutions are intended to primarily provide meeting areas for religious activities.

- B. **Accessory uses.** Accessory uses include Sunday school facilities, parking, caretaker's housing, one transitional housing unit, and group living facilities such as convents. A transitional housing unit is a housing unit for one household where the average length of stay is less than 60 days. Religious schools, when accessory to a religious institution, are different than a school as a primary use.
- C. **Examples.** Examples include churches, temples, synagogues, and mosques.
- D. **Exceptions.** Religious Schools are included in Schools.

RLUIPA governs where religious institutions must be allowed.

### Private Clubs, Lodges, Meeting Halls

[Definition pending]

### Community Services

A. Characteristics. Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events.

Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide mass shelter or short term housing where tenancy may be arranged for periods of less than one month when operated by a public or non-profit agency. The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.

B. Accessory uses. Accessory uses may include offices; meeting areas; food preparation areas; parking, health and therapy areas; daycare uses; and athletic facilities.

C. Examples. Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, ambulance stations, drug and alcohol centers, social service facilities, mass shelters or short term housing when operated by a public or non-profit agency, vocational training for the physically or mentally disabled, soup kitchens, and surplus food distribution centers.

D. Exceptions.

1. Private lodges, clubs, and meeting rooms are a separate use category. Private or commercial athletic or health clubs are classified as Retail Sales and Service. Commercial museums (such as a wax museum) are in Retail Sales and Service.
2. Parks are a separate category..
3. Uses where tenancy is arranged on a month-to-month basis, or for a longer period are residential, and are classified as Household or Group Living.
4. Public safety facilities are classified as Emergency Services.

### Schools, Primary and Secondary

**A. Characteristics.** This category includes public and private schools, secular or parochial, at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education.

**B. Accessory uses.** Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school daycare.

**C. Examples.** Examples include public and private daytime schools, boarding schools and military academies.

#### D. Exceptions.

1. Preschools are classified as Daycare uses.

2. Commercial music, dancing, tutoring, art or similar schools are classified as Commercial educational services.

### Colleges

[Definition pending]

### Commercial Educational Services

**A. Characteristics.** Commercial Educational Service uses are characterized by activities conducted in an office or studio setting and generally focusing on serving students with supplemental education, enrichment, and/or tutoring, where a fee is usually charged for services.

**B. Accessory uses.** Accessory uses may include incidental retail (*e.g.*, sale of instructional materials) or other amenities primarily for the use of employees and customers.

**C. Examples.** Examples include tutoring centers, computer classes, after school math and reading centers, arts and crafts classes, music and dancing school.

**D. Exceptions.** Schools, Primary and Secondary and Colleges are separate use categories. Pre-schools are classified as day care uses.

These are not currently listed as allowed in C-1. Should they be?
---

### Open Spaces

**A. Characteristics.** Open spaces provide outdoor space for natural feature preservation, walking, sitting, watching, or observation. They exclude active recreational facilities such as playgrounds, ballfields.

**D. Exceptions.** Parks and playgrounds are a separate use category.

### Parks and Playgrounds

**A. Characteristics.** Park uses provide areas for outdoor recreation, whether passive or active. Parks may be private or publicly operated, but no admission fee is charged.

B. **Accessory uses.** Accessory uses may include club houses, maintenance facilities, concessions, caretaker's quarters, and parking.

C. **Examples.** Playgrounds, community sports fields, public squares

D. **Exceptions.** Commercial recreational uses. Open spaces without access or with only trails or observation areas. Recreational facilities accessory to a school, church, or public community center use, regardless of whether admission is charged. Golf courses are classified as parks. Motor vehicle related commercial recreation uses are a separate category. Temporary festivals are a separate category.

#### Discussion Items:

Golf Courses are currently not allowed in R-4, C-4, or R-P. Should they be?

Parks are currently not allowed in the C-2 or C-3 zone. Should they be?

#### Golf Course

[Definition Pending]

#### Emergency Services

[Definition Pending. This is intended to include police stations, fire stations, ambulance stations, and emergency highway safety areas]

#### Pound, dog or cat, kennel

[Definition pending].

**Items to discuss.** These are currently listed as a conditional use in any zone. The definition of kennel is:

“**Kennel**” means a lot or premises on which three or more adult dogs are kept, whether by owners of the dogs or by persons providing facilities and care, whether or not for compensation. An “**adult dog**” is one that has reached the age of four months.

This essentially means anyone having three adult pet dogs needs a conditional use permit, which clearly is not the intent.

#### Cemetery

““Cemetery” means a place:

(a) Dedicated to and used, or intended to be used, for a permanent memorial or the permanent interment of human remains; and

(b) That may contain a mausoleum, crypt or vault interment, a columbarium, an ossuary, a cenotaph, a scattering garden, any other structure or place used or intended to be used for the interment or disposition of human remains or any combination of these structures or places.

**Items to discuss.** State rules require the Planning Commission to approve any cemetery or backyard burial. The Planning Commission may want to establish some special permit process for these.

# Attachment 2

**DRAFT Institutional Use Table - For discussion only - September 6, 2012**

Code #	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	Standards
0	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	Standards
200	<b>INSTITUTIONAL USES</b>																			Notes and Special Use Stand
210	<b>Institutional Care and Housing</b>																			
211	Family Child Care Home	P	P	P	P	P	P	P	P	P										See ORS xxx.xxx
212	Day Care	P	P	P	C	P	P	P	C?	C				C	P		P	P?	P	
213	Residential Care Home (5 or fewer people)	P	P	P	P(4)	P	P	P	P	P							P	P		See ORS 197.665
214	Residential Care Facility (6-15 people)	C	P	P	C	P	C	C	C								P			
215	Group Care Facility (16+ people)	C	C	C		P?	C	P?	P?								P			
217	Hospital	C	C	C		C	C	P	P								P			
218	Detention Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
220	<b>Assembly</b>																			
221	Religious Institutions and Places of Worship	P	P	P	P	P	P	P	P	P		P	P?				C	P		
222	Private Clubs, Lodges, Meeting halls			C	C			P	P	C							P?			
223	Community Services	C	C	C	C	P	?	P	P	P							C	P		
230	<b>Schools</b>																			
231	Schools, Primary and Secondary	P	P	P		P											C	?		
232	Colleges	P	P	P		P	P	P	P(5)								C	P		
233	Commercial Educational Services						P?	P	P											
240	<b>Parks and Open Spaces</b>																			
241	Open spaces	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
242	Parks, playgrounds	P	P	P	P	P				P				P(6)			P(2)	P		
243	Golf Course	P	P	P													P(2)			
250	<b>Public Services</b>																			
251	Emergency Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
252	Pound, dog or cat, kennel	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	
253	Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	See ORS 97.46

**Key**

P: Permitted Use

C: Conditional Use - Use requires a conditional use permit

S: Special Use - Use requires a special use permit

(#): See notes below for limitations

**Notes**

(1) Permitted in the living area of the provider's previously existing home.

(2) Public only

(4) Allowed in existing residences, or in new dwelling unit that meet the standards for a standard new residential dwelling unit in this zone.

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

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



## Industrial Use Definitions (Draft 9/6/2012)

### Traded Sector Industry Office

A. **Characteristics.** Industry offices are corporate offices for traded-sector industries that design, research, or create a product where the manufacturing is done at a different facility, or the product is intangible or intellectual. It may include offices for management of corporations or sales of products where the primary market is beyond the local region. General public visits to the office are very infrequent.

B. **Accessory uses.** On-site testing or modeling, where such manufacturing comprises less than 20 percent of the floor area.

C. **Examples.** Offices for architects, surveyors, engineers, financial institutions, insurance companies, manufacturing designers, software companies and internet based businesses where the clientele served by the office are largely beyond the local region, call centers, technical support centers, movie studios, television or radio station studios.

#### D. **Exceptions.**

1. Local business offices, medical offices, personal services, commercial services, and industry offices are separate uses.

2. Office uses accessory to on-site manufacturing are classified under the primary use.

*Zoning: Allowed in C-2, C-3, M-1, M-2, M-3, M-4. Limited to 10,000 sf gross floor area in R-P and C-1.*

<p><b>Discussion Items:</b> This was discussed at May workshop.</p>
---

### Industrial Service

A. **Characteristics.** Industrial service uses provide services to other businesses or industries, and may include sales to the general public. Services often are provided off site at the customer location. Sales to the general public are allowed, but general public visits to the site are infrequent. Items to be serviced may be brought in and out by truck, trailer or forklift. Materials may be stored in warehouses, or outside in enclosed areas. Trailers and medium or heavy duty vehicles may be used and stored on site.

B. **Accessory uses.** Sale of items related to the service are permitted.

C. **Examples.** Plumbing, heating and cooling services, construction contractors, building or landscape maintenance services, large animal veterinary clinics/hospitals, laboratories, farm implement repair, medium and heavy duty vehicle repair.

D. **Exceptions.** Commercial vehicle service and commercial service are separate uses.

*Allowed in M-2, M-3, M-4. Conditional in C-2.*

**Discussion Items:** This was discussed at the May workshop.

### Wholesale and Industry Sales

- A. **Characteristics.** Wholesale sales uses sell goods or merchandise to retailers, to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services. Items are only occasionally sold directly to the general public.
- B. **Accessory uses.** Retail sales of items to business people visiting the site.
- C. **Examples.** Wholesale lumber yards, construction materials stores primarily serving contractors, construction equipment rental yards, wholesale nursery sales, agricultural machinery sales, agricultural supply stores.
- D. **Exceptions.** Livestock sales.

*Zoning: Allowed in M-1, M-2, M-3, M-4, Conditional in C-2*

**Discussion Items:** This was discussed at the May workshop.

### Warehouse, Storage and Distribution

- A. **Characteristics.** Warehouse and Distribution involves the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.
- B. **Accessory uses.** Accessory uses may include offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods.
- C. **Examples.** Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials, contractors equipment storage.
- D. **Exceptions.**
1. Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
  2. Self-Service Storage is a separate use category.

*Zoning: Allowed in M-1, M-2, M-3, M-4. M-1 requires a conditional use permit if outdoors.*

**Discussion items:** M-1 currently allows contractor equipment storage as a conditional use, and “Storage building and warehouses for household and consumer goods” as a permitted use. The proposal above would allow a wider variety of storage uses in M-1, but would require a conditional use permit if outdoors.

### Self-Service Storage

**A. Characteristics.** Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.

**B. Accessory uses.** Accessory uses may include security and leasing offices. Living quarters for one resident manager per site are allowed. Other living quarters are subject to the regulations for Residential Uses. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.

**C. Examples.** Examples include single story and multistory facilities that provide individual storage areas for rent. These uses are also called mini warehouses.

**D. Exceptions.** A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse , Storage and Distribution category.

*Zoning: Allowed in C-2, M-1, M-2, M-3, M-4-I.*

### Light Manufacturing

**A. Characteristics.** Light manufacturing uses involves manufacturing, processing, fabrication, packaging, or assembly of goods. These types of firms are involved in the secondary processing and assembly of materials and components into finished products, generally for the wholesale market, for transfer to other plants, or to order for firms or consumers. The external impact from these uses is generally less than heavy manufacturing. Outdoor storage and processing of goods and materials is less than 10 percent of the site. Transportation needs are often met by truck. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site (typically fewer than five per day per 1,000 square feet of floor area).

### Heavy Manufacturing

**A. Characteristics.** Heavy manufacturing a use that involves manufacturing, processing, fabrication, packaging, or assembly of large volumes of raw materials into refined products. These types of firms have significant external impacts. Outdoor storage and processing of goods and materials may exceed 10 percent of the site. Transportation needs are often met by both truck and rail. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site (typically fewer than five per day per 1,000 square feet of floor area).

## Waste-Related

**A. Characteristics.** Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the biological decomposition of organic material. Waste-Related uses also include uses that receive hazardous wastes from others and are subject to the regulations of OAR 340. 100-110, Hazardous Waste Management.

**B. Accessory Uses.** Accessory uses may include recycling of materials, offices, and repackaging and transshipment of by-products.

**C. Examples.** Examples include sanitary landfills, limited use landfills, waste composting, energy recovery plants, sewer treatment plants, portable sanitary collection equipment storage and pumping, and hazardous-waste-collection sites.

**D. Exceptions.**

1. Disposal of clean fill, as defined in OAR 340-093-0030, is considered a fill, not a Waste-Related use.
2. Sewer pipes that serve a development are considered a Basic Utility.

**Items to Discuss:** Wastewater treatment plants are currently permitted in M-3 and a conditional use in any other zone. Should this continue, or should they be included in “Waste-Related”?

## Other Discussion items

Art Studios, micro-breweries, wineries, and distilleries.

# Attachment 4

## DRAFT Industrial Use Table - For discussion only - September 6, 2012

Code #	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	Standards
<b>400</b>	<b>INDUSTRIAL USES</b>																			
413	Traded-Sector Industry Office					P(12)	P(12)	P	P		P	P		P					P(15)	
420	Industrial Services							C			P	P	P	P					P(15)	
424	Wholesale and Industry Sales							C(13)			P(13)	P	P	P					P(15)	
430	Warehouse, Storage, and Distribution										P(14)	P	P	P					P(15)	
432	Self-Service Storage							P			P	P	P	P						
442	Light Manufacturing										P	P	P	P					P(15)	
443	Heavy Manufacturing											P	P	P						
444	Waste Related												C	C						

**Key**

- P: Permitted Use
- C: Conditional Use - Use requires a conditional use permit
- S: Special Use - Use requires a special use permit
- (12) Limited to 10,000 square feet maximum floor area
- (13) Allowed indoors only
- (14) Allowed indoors only. Outdoor use requires a conditional use permit.
- (15) Must be aviation related. See xxx.
- ?: Use should have planning commission discussion
- (#): See notes below for limitations