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503-588-6173.*

**NOTICE OF  
RECOMMENDATION**

**RECOMMENDATION OF THE PLANNING COMMISSION  
CODE AMENDMENT CASE NO. CA16-01**

CODE AMENDMENT CASE NO. CA16-01

WHEREAS, on March 1, 2016, amendments to the Salem Revised Code (SRC) were initiated by the Planning Commission to receive testimony regarding Salem Revised Code Chapters 521 (CO - Commercial Office Zone), 522 (CR - Retail Commercial Zone), 523 (CG - General Commercial Zone), 551 (IC - Industrial Commercial Zone), 553 (IP - Industrial Park Zone), 554 (IG - General Industrial Zone), and 617 (Riverfront Overlay Zone). The proposed amendments would allow dance schools and similar instructional activities in the CO zone; allow the continued use of existing two family residential uses, such as duplexes, that are damaged or destroyed in the CR, CG, IC, IP, and IG zones; and allow self-service storage in the Riverfront Overlay Zone.

WHEREAS, after due notice, a public hearing on the proposed code amendments was held before the Planning Commission on May 3, 2016, at which time witnesses were heard and testimony received; and

WHEREAS, the Planning Commission having carefully considered the entire record of this proceeding, including the testimony presented at the hearing, and after due deliberation and being fully advised; NOW THEREFORE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SALEM, OREGON:

Section 1. FINDINGS:

The Planning Commission hereby adopts as its findings of fact the staff report on this matter dated May 3, 2016, herewith attached and by this reference incorporated herein.

Section 2. ORDER:

Based upon the foregoing findings and conclusions, the Planning Commission RECOMMENDS the City Council take the following action:

Adopt the facts and findings of the staff report dated May 3, 2016, and recommend that the City Council accept first reading of an Ordinance Bill No. 7-16 for the purpose of amending Salem Revised Code Chapter 521, 522, 523, 551, 553, 554, and 617 to:

- (1) Allow dance studios and similar physical fitness instructional activities in the Commercial Office (CO) zone;

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



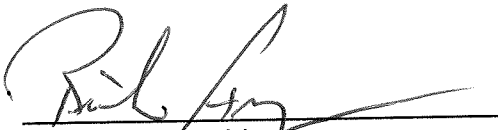
- (2) Allow the alteration, expansion, or rebuilding of existing two family residential uses, such as duplexes, in the Retail Commercial (CR), General Commercial (CG), Industrial Commercial (IC), Industrial Park (IP), and General Industrial (IG) zones; and
- (3) Allow self-service storage in the Riverfront Overlay Zone.

**PLANNING COMMISSION VOTE**

**YES 7**

**NO 0**

**ABSENT 2 (Levin, Palmateer)**



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Rich Fry, President  
Salem Planning Commission

Pursuant to SRC 300.1110(i), the City Council may proceed with adoption of an ordinance, hold a public hearing to receive additional evidence and testimony, refer the proposal back to the Planning Commission for additional deliberation, or abandon the proposal.

The City Council will make a final decision on the proposal. The appeal of the Council decision would be to the Oregon Land Use Board of Appeals. The appeal period is 21 days from the mailing date of the Council decision.

The case file and copies of the staff report are available upon request at Room 305, Civic Center, during City business hours, 8:00 a.m. to 5:00 p.m. Contact Bryan Colbourne, Case Manager, at 503-540-2363 or [bcolbourne@cityofsalem.net](mailto:bcolbourne@cityofsalem.net) to review the case file.

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**<http://www.cityofsalem.net/planning>**

**FOR MEETING OF:** May 3, 2016  
**AGENDA ITEM NO.:** 6.3

**TO:** PLANNING COMMISSION  
**FROM:** LISA ANDERSON-OGILVIE, AICP <sup>UA-D</sup>  
PLANNING ADMINISTRATOR  
**SUBJECT:** PROPOSED AMENDMENTS TO THE SALEM REVISED CODE TO ALLOW PHYSICAL FITNESS INSTRUCTIONAL USES IN THE CO ZONE, ALLOW THE REBUILDING OF EXISTING DUPLEXES IN VARIOUS COMMERCIAL AND INDUSTRIAL ZONES, AND ALLOW SELF-SERVICE STORAGE IN THE RIVERFRONT OVERLAY ZONE. (CA 16-01)

**ISSUE:**

Should the City amend Salem Revised Code Chapters 521, 522, 523, 551, 553, 554, and 617 to:

- (1) Allow dance studios and similar physical fitness instructional activities in the Commercial Office (CO) zone;
- (2) Allow the alteration, expansion, or rebuilding of existing two family residential uses, such as duplexes, in the Retail Commercial (CR), General Commercial (CG), Industrial Commercial (IC), Industrial Park (IP), and General Industrial (IG) zones; and
- (3) Allow self-service storage in the Riverfront Overlay Zone?

**RECOMMENDATION:**

Adopt the facts and findings of this staff report and recommend that the City Council accept first reading of an ordinance bill for the purpose of amending Salem Revised Code Chapter 521, 522, 523, 551, 553, 554, and 617 to:

- (1) Allow dance studios and similar physical fitness instructional activities in the Commercial Office (CO) zone;
- (2) Allow the alteration, expansion, or rebuilding of existing two family residential uses, such as duplexes, in the Retail Commercial (CR), General Commercial (CG), Industrial Commercial (IC), Industrial Park (IP), and General Industrial (IG) zones; and
- (3) Allow self-service storage in the Riverfront Overlay Zone.

**SUMMARY AND BACKGROUND:**

This code amendment includes three changes to the Unified Development Code (UDC). Each of the code changes was requested by separate property owners with unique situations that warranted consideration.

In 2014, the UDC project was completed and adopted as part of the Salem Revised Code.

The UDC was a complete reorganization and update of Salem's development codes. The UDC was adopted with the expectation that periodic updates and amendments would be made to ensure that any unanticipated concerns with the provisions of the UDC are regularly reviewed and addressed.

The three amendments to the UDC that are included in this proposed ordinance are the result of three separate requests from property owners. In each case, the request for a code amendment was time sensitive with the requesting party asking for action in the near future. Therefore, these three pressing requests have been grouped together to be considered as a single ordinance now. City staff plans to bring other less pressing UDC amendments and updates forward in a separate larger ordinance this summer.

On March 1, 2016, the Planning Commission adopted Resolution 16-01, initiating these three proposed amendments to the Salem Revised Code.

## **FACTS AND FINDINGS:**

### ***Procedural Findings***

1. Under SRC 300.1100, legislative land use proceedings include proposals to amend the City's land use regulations and involve the creation, revision, or implementation of broad public policy generally affecting a large number of individual properties. The final decision in a legislative land use proceeding is an ordinance enacted by the City Council.

Under SRC 300.1110(a)(2), legislative land use proceedings may be initiated by the Planning Commission by adoption of a resolution. On March 1, 2016, the Planning Commission adopted Resolution 16-01, initiating the proposed amendment to the Salem Revised Code.

Planning Commission Resolution 16-01 also included the initiation of a fourth code amendment, regarding zoning for bottle exchanges, which staff later removed from the scope of this ordinance. Unlike the three items that are included in the proposed ordinance, there is no immediate need to address the bottle exchange regulations at this time. City staff plans to bring the bottle exchanges item back to the Planning Commission with the other, less urgent, UDC updates and amendments this summer. This will allow staff more time to develop appropriate zoning regulations for bottle exchanges.

2. SRC 300.1110(e)(1)(A) requires that the City mail notice of the first evidentiary public hearing in a legislative land use proceeding not more than 40 days, but not less than 20 days prior to the first hearing. This notice was sent on April 13, 2016, in compliance with this requirement.

ORS 197.610 and OAR 660-018-0020 require that notice be provided to the Department of Land Conservation and Development (DLCD) on any proposed amendment to a local land use regulation at least 35 days prior to the first public hearing. This notice was sent on March 29, 2016, in compliance with this rule.

### ***Proposed Code Amendments***

#### 1. Allowing Small Dance Studios and Similar Instructional Activities in the CO Zone

A representative of the owner of the Commercial Office (CO) zoned property located at 1715 Capitol Street NE recently contacted the Planning Division requesting that the City consider amending the Salem Revised Code to allow dance studios in the CO Zone to accommodate a proposal for a dance studio at their site. (See Attachment A)

The CO zone is intended to allow office and professional services, along with a mix of housing and limited retail and personal services. Only a very limited number of personal services and commercial entertainment uses are allowed in the CO zone. Dance studios and similar uses such as yoga and karate schools are currently not permitted. The proposed amendments would allow dance studios and other physical fitness instructional activities like yoga and karate in the CO zone, provided that the individual instructional businesses do not exceed 2,500 square feet in building floor area. The floor area limit is intended to keep these businesses small in scale to promote compatibility with nearby residential neighborhoods. Much of the CO land in the City is located in close proximity to such neighborhoods. The code change does not allow non-instructional entertainment uses such as social dance halls or nightclubs in the CO zone.

#### 2. Allowing the Continued Use of Existing Duplexes in the CR, CG, IC, IP, and IG Zones

A representative of the owner of the Commercial Retail (CR) zoned duplex located at 1926 & 1928 McCoy Avenue NE recently contacted the Planning Division requesting that the City consider amending the Salem Revised Code to allow the rebuilding and continued use of duplexes that are damaged or destroyed in commercial zones to facilitate the mortgage financing and sale of their duplex property. (See Attachment B)

In most cases, residential uses are not permitted in Salem's commercial and industrial zones. However, there are code provisions to allow some types of residential use in certain situations. For example, the CR, CG, and IC zones allow multiple family residential (developments of three or more units) as a conditional use, requiring a public notice, hearing, and approval by a hearings officer. In addition, the CR, CG, IC, IP, and IG zones allow existing single family dwellings constructed prior to February 1, 1983 to be expanded, and rebuilt following damage or destruction under a "continued use" provision. This facilitates the mortgage financing and ongoing upkeep of these otherwise non-conforming dwellings.

While there are ways to allow multiple family residential use of three units or more and existing single family dwellings under these various code provisions, there is currently no provision addressing existing two family residential uses. Meaning that

in most commercial and industrial zones, duplexes that are destroyed may not be rebuilt. This makes it difficult to provide mortgage financing for these existing duplexes and provide for their ongoing upkeep.

In some situations, the most feasible use of a piece of commercial or industrially zoned property into the foreseeable future may be the continuance of an already existing residential use, such as a pre-existing duplex. The proposed code amendments expand the continued use provision that already allows the rebuilding of single family dwellings in these situations to also allow the rebuilding of existing two family residential uses, such as duplexes, in most commercial and industrial zones.

The proposed changes also simplify the development standards for continued uses in an effort to remove unnecessarily complex requirements and confusing language.

### 3. Allowing Self-Service Storage in the Riverfront Overlay Zone

The owner of the property located at 299 D Street NE, which is within the Riverfront Overlay Zone, recently contacted the Planning Division requesting that the City consider amending the Salem Revised Code to allow self-service storage at their site. (See Attachment C)

The purpose of the Riverfront Overlay Zone is to promote the development of a vibrant pedestrian friendly mixed-use residential and commercial district. More passive land uses such as self-service storage, which attract few regular walk-in customers and generate little employment or street life, are currently not allowed in the Riverfront Overlay Zone.

Although the Riverfront Overlay Zone has been in effect since 1998, the vision for the district has yet to be realized. The proposed amendments would allow property owners in the district to have self-service storage within portions of existing buildings that are away from the ground floor building street front (i.e. basements and upper floors). No more than 50 percent of the total building floor area may be occupied by self-service storage uses and no new construction of self-service storage buildings would be allowed. These requirements are intended to allow the productive use of underutilized portions of existing buildings in the Riverfront Overlay with self-service storage, while still allowing the most visible and accessible parts of the building to be utilized for more active uses that promote the mixed-use pedestrian oriented vision for the zone.

The proposed amendments are also in line with previous amendments that have been made to the Riverfront Overlay Zone, which allow industrial uses within existing industrial buildings located in the overlay to remain until the vision for the mixed-use overlay is achieved and the use of those buildings changes to a use allowed in the Riverfront Overlay Zone.

### ***Testimony Received***

The Grant Neighborhood Association submitted a letter in support of allowing dance studios and similar instructional activities in the CO zone, with the understanding that such uses would be limited in size and exclude social dance halls and nightclubs. (See Attachment D)

**Staff Response:** The proposed code amendment allows dance studios and similar physical fitness instructional activities in the CO zone, and limits these individual uses to no more than 2,500 square feet floor area in size. Social dance halls and nightclubs are prohibited by the proposed code language.

### ***Findings Addressing Approval Criteria***

1. SRC 110.085 establishes the following approval criteria which must be met in order for a code amendment to be approved:
  - a) The amendment is in the best interest of the public health, safety, and welfare of the City; and

#### **Findings for Dance Studios in the CO Zone**

Allowing small scale dance studios, yoga studios, and similar physical fitness instructional activities in the CO zone, where they are currently prohibited, will provide Salem residents with the option for new local services. CO zone districts are generally located near major road corridors in the area of transition between commercial and residential zoning. Therefore, this amendment could allow for these instructional services within walking distance of residential neighborhoods, thereby encouraging more convenient access to a wider array of local neighborhood services. The maximum 2,500 square foot floor space limitation will keep the size of these businesses of a scale appropriate to the typical mix of residential and small scale commercial buildings found in and around most CO zoned lands. The size limit will also prevent very large instructional businesses and protect neighborhood livability. For these reasons, the proposed amendment is consistent with the purpose of the CO zone and is in the best interest of the public health, safety, and welfare of the City.

#### **Findings for Duplexes in the CR, CG, IC, IP, and IG Zones**

Residential uses are generally not permitted in Salem's commercial and industrial zones. However, there are provisions to allow some types of residential use in certain situations. For example, multiple family residential uses of three units or more are allowed as conditional uses in some commercial zones. Also, pre-existing single family dwellings may be rebuild as continued uses, which is intended to facilitate the mortgage financing and ongoing upkeep of these otherwise non-conforming dwellings. There are

currently no code provisions addressing existing duplexes in these zones, however. This means that in most commercial and industrial zones, duplexes that are destroyed may not be rebuilt, making it difficult to provide mortgage financing for existing duplexes and provide for their ongoing upkeep.

In some situations, the most feasible use of a piece of commercial or industrially zoned property into the foreseeable future may be the continuance of an already existing residential use, such as a pre-existing duplex. The proposed code amendments expand the continued use provision that already allows the rebuilding of single family dwellings in these situations, to also allow the rebuilding of existing two family residential uses, such as duplexes, in the CR, CG, IC, IP, and IG zones. The proposed code amendment is in the best interest of the public health, safety, and welfare of the City because it allows for the ongoing financing and maintenance of existing duplexes in these commercial and industrial zones until such time that it is truly feasible to convert the property to a productive commercial or industrial use.

### **Findings for Self-Service Storage in the Riverfront Overlay Zone**

The purpose of the Riverfront Overlay Zone is to promote the development of a vibrant pedestrian friendly mixed-use residential and commercial district. More passive land uses such as self-service storage are not currently allowed in the Riverfront Overlay. Although the Riverfront Overlay Zone has been in effect since 1998, the vision for the district has yet to be realized. Some properties within district are currently underutilized. The proposed amendments intend to promote the public health, safety, and welfare of this district by allowing the productive use and ongoing occupancy of presently vacant basements and upper floors of existing buildings, with self-service storage uses. No new construction of self-service storage buildings would be allowed. The amendments do not permit self-service storage on existing building floors with frontage along a street, thereby preserving these spaces for the more vibrant mix of uses envisioned in the overlay.

- b) The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.

### **Findings for Dance Studios in the CO Zone**

*Consistency with Salem Area Comprehensive Plan*

#### Section IV (E) Residential Development, Policy 8 – Protection of Residential Areas

*Residential areas shall be protected from more intensive land use activity in abutting zones.*



**Finding:** The code amendment proposes to allow dance studios and similar instructional activities in the CO zone provided that the individual instructional businesses do not exceed 2,500 square feet in building floor area. This standard will limit the size of these instructional businesses and their potential traffic impacts on surrounding neighborhoods, consistent with this policy.

Section IV(H) Economic Development, Goal 1

*Strengthen the economic base of the Salem area to sustain the economic growth necessary to provide adequate employment opportunities and maintain community livability*

**Finding:** By allowing appropriately scaled dance studios and similar instructional activities in commercial office districts, the proposed amendments will provide Salem with new business and employment opportunities and foster community livability.

*Consistency with Statewide Planning Goals*

Goal 9 – Economic Development

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**Finding:** By allowing appropriately scaled dance studios and similar instructional activities in commercial office districts, the proposed amendments will provide Salem with new business opportunities and new services that improve the quality of life of local residents.

**Findings for Duplexes in the CR, CG, IC, IP, and IG Zones**

*Consistency with Salem Area Comprehensive Plan*

SACP Section IV (B), General Development, Policy 7 – Optimal Use of Land

*Structures and their siting in all residential, commercial, and industrial developments shall optimize the use of land . . .*

**Finding:** By allowing the continued use of two family residential uses, such as duplexes, the proposed amendments recognize that optimizing the use of land is an ongoing process. Redevelopment of certain commercially and industrially designated properties that have existing duplexes on them may not be possible or desirable in the short term. In the interim, before that land is ready to be redeveloped, the existing duplex could be the best use of the land and actually help meet the City's need for housing. Over time, however, the envisioned commercial or industrial redevelopment of the land may still occur.

*Consistency with Statewide Planning Goals*

Goal 2 – Land Use Planning

*To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

**Finding:** The proposed code changes provide additional flexibility to Salem's Unified Development Code, in response to the needs of owners of existing duplexes in commercial and industrial zones. These zones will remain committed to commercial and industrial development in the long term, but the amendment recognizes that land use planning practice and implementing ordinances should take unique situations into consideration and provide flexibility where necessary.

**Findings for Self-Service Storage in the Riverfront Overlay Zone**

*Consistency with Salem Area Comprehensive Plan*

SACP Section IV (F) Mixed-Use Development, Goal

*To provide a mixture of complementary land uses that may include housing, retail, offices, services, industrial and civic uses, to create economic and social vitality*

**Finding:** Although the Riverfront Overlay Zone has been in effect since 1998, the pedestrian-oriented mixed-use redevelopment envisioned for the district has yet to be realized. The proposed amendments would allow property owners in the district to have self-service storage within portions of existing buildings that are away from the ground floor building street front (i.e. basements and upper floors). No new construction of self-service storage buildings would be allowed. These requirements are intended to allow the productive use of underutilized portions of existing buildings in the Riverfront Overlay with self-service storage, while still allowing the most visible and accessible parts of the building to be utilized for more active uses that promote the mixed-use pedestrian oriented vision for the zone. In this way, the amendments are consistent with the long-term goal for mixed-use development in Salem.

*Consistency with Statewide Planning Goals*

Goal 9 – Economic Development

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**Finding:** The proposed amendments will provide more options for owners of existing buildings in the Riverfront Overlay Zone by allowing the productive use and ongoing occupancy of presently vacant basements and upper floors of those buildings, with self-service storage uses. This will contribute towards the ongoing economic productivity of lands in the overlay zone prior to the eventual conversion of the district to a high value mixed-use neighborhood.

- Attachments:
- A. Letter from Jeffrey R. Tross, representing Ian Levin, requesting code amendments allowing dance studios in the CO Zone
  - B. Letter from Winnie L. Hannon, requesting code amendments to allow the rebuilding of duplexes in commercial zones
  - C. Letter from Alan Mela, requesting code amendments to allow self-service storage in the Riverfront Overlay Zone
  - D. Letter from Grant Neighborhood Association
  - E. Proposed Code Amendment Language

Prepared by Bryan Colbourne, AICP, Planner III



*Tross Consulting, Inc.*  
Jeffrey R. Tross  
Land Planning and Development Consultant  
1720 Liberty St. SE, Salem, Oregon 97302  
Phone (503) 370-8704 email jefftross@msn.com

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FEB 17 2016

COMMUNITY DEVELOPMENT

ATTACHMENT A

February 17, 2016

City of Salem Planning Commission  
c/o Lisa Anderson-Ogilvie, Planning Administrator  
City Hall, Room 305  
555 Liberty Street SE  
Salem, Oregon 97301

RE: TEXT AMENDMENT TO SRC CHAPTER 521, COMMERCIAL OFFICE (CO)  
ZONE

Dear Commissioners:

I am writing on behalf of Ian Levin to express his support for a Text Amendment to SRC Chapter 521, the CO zone. The purpose of this Text Amendment is to include certain uses that are included in the "Commercial Entertainment-Indoor" category (SRC 400.060(a)), as Permitted uses in that zone. Specifically, examples of the types of uses that are proposed to become permitted are dance schools and studios, yoga studios, music and drama schools, martial arts studios/schools, and similar participant-oriented and instructional activities.

Mr. Levin owns a property at 1715 Capitol Street NE. This property is zoned CO. There is one building of approximately 2100 square feet on the property. At the time he acquired the property in 2008 the building was in a highly deteriorated condition due to an incomplete renovation by the previous owner, to an extent that prevented its use. In 2010 Mr. Levin completed an extensive remodel and update of the building. Since that time the building has had one tenant, which occupied the building from 2012 to 2013. It has been vacant since that time.

Recently Mr. Levin has received a proposal to lease the building as a dance school/studio, for students of elementary to high school ages. Since this use is not currently allowed in the CO zone the property could not be leased for that purpose. However, the tenant expressed interest in the building at such time as the use could be allowed.

The uses that are proposed to be permitted are similar in character to other uses that are already permitted in the CO zone, such as day care, basic education, and beauty salons and barber shops (Table 521-1). Like those uses, the purpose of the activity is to provide a service to the participants, and all activity takes place within the building. Because it is similar in character to existing allowed uses, the proposed Text Amendment will be consistent with the purpose of the CO zone and will not have an adverse impact on its character or function.

Mr. Levin discussed the proposed use and the necessary Code Amendment with the Grant Neighborhood Association at its meeting on February 4, 2016, and following his presentation the Neighborhood Association voted to support the proposal.

We appreciate your favorable consideration to add these compatible activities to the CO zone.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Tross", written in a cursive style.

Jeffrey R. Tross

cc: Ian Levin



ColdwellBankerMountainWest.com

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FAX (503) 588-3585

February 26, 2016

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FEB 26 2016

COMMUNITY DEVELOPMENT

TO: City of Salem Planning Commission

RE: 1926-28 McCoy – duplex built 1965

The subject property was purchased by the current owner in 2008. The property was appraised on 7/8/2008. At that time it was zoned Commercial/Retail. The appraisal had the Zoning Description as follows – CR zoning allows for Special Uses pertaining to existing structures. There is no minimum parcel size in this zone. The subject is grandfathered and the dwelling could be replaced if destroyed.

The property is currently on the market with a pending sale. The current appraiser has also noted the zoning as Commercial/Retail, but has indicated the property cannot be rebuilt if destroyed. This means a lender will not approve a mortgage on the property.

I checked with the City of Salem and was referred to SRC Chapter 522 Section 18. In this Section an existing single family residential home is permitted and allowed as a continued use if constructed before February 1, 1983. Multiple family (3 or more units) is a Conditional use. Two family are listed as prohibited.

I would appreciate your help resolving this inconsistency.

Thank you,

Winnie L. Hannon

Licensed OR Real Estate Broker

Coldwell Banker Mtn. West RE Inc.

February 25, 2016

Bryan Colbourne - Planning  
Salem Community Development Dept.  
555 Liberty St SE / Room 305  
Salem OR, 97301

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FEB 25 2016  
COMMUNITY DEVELOPMENT

Dear Mr. Colbourne,

This is to describe the situation at the Grocery Outlet property (299 D St NE at Commercial) and why allowing self-storage at this site in the Riverfront Overlay Zone could be appropriate & also help put the vacant 20,600 sq ft lower level to productive use.

Karen & I bought the property in 2011 - the 2-story building dating to 1948 is on the southeast corner of the squarish ~2-acre property, which slopes down to the northwest. Grocery Outlet has occupied the ground floor for decades, and there seems to have been retail use of the lower level in the past. The Lease flyer photos show the vacant storefront away from either D Street or Commercial, the interior, and exterior views of the property

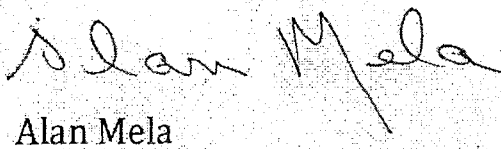
The CB zoning allows storage if associated with an on-site business. Self-storage seems like an additional good use - with the location in an area targeted for eventual mixed-use at the edge of the downtown, easy below-street-level access away from public visibility, the existing wide-open sizeable space with plumbing & electricity (which need upgrading), and perceived need.

I have discussed this with CANDO at meetings over the last year. Response has been quite favorable - with feedback regarding a lack of self-storage in the area. Examples of interest in self-storage at this site that have surfaced (from CANDO, broker & elsewhere) include archival storage for law firms or other businesses, residential self-storage units, and eBay dealer storage. This could be a place for winery storage (mostly below grade so a good constant temperature). It was even suggested for Capitol furniture in event the proposed restoration ever goes forward.

Karen & I are retired after careers, respectively, in university administration and IT. We have owned small income properties over many years - now this. Over the past 5 years we have torn off the old roofs and replaced with a new roof, replaced the large roof-top HVACs, repaired & replaced the exterior lighting, and repaired all the stairs, ramps, walkways, cart-storage and other non-parking surface area fronting the store. Hopefully, we'll put solar on the new roof soon.

Grocery Outlet is a downtown fixture and good business going forward at this site. It would be great to augment this with another business that's useful for this area.

Regards,

A handwritten signature in cursive script that reads "Alan Mela". The signature is written in dark ink and is positioned above the printed name.

Alan Mela



## GRANT NEIGHBORHOOD ASSOCIATION

SALEM OREGON

March 1, 2016

Bryan Colbourne  
Community Development  
City of Salem  
555 Liberty Street SE  
Salem, Oregon

Re: PROPOSED CODE AMENDMENT - CO ZONE

Dear Bryan,

Thank you for attending the Grant Neighborhood Association meeting in February and providing supporting information for Mr. Ian Levin's presentation on his ideas about a code amendment for the Commercial Office zone.

Mr. Levin is exploring a proposal to amend the CO zone language to add an additional use classification to the zone which, he believes, would be similar in impact to surrounding properties as the uses that are currently allowed in the CO zone. His proposal is to add *Limited Indoor Entertainment* which would break out a small portion of the indoor entertainment list. This would include things such as ballet studios, dance instruction, yoga classes, and tai chi classes – things that would be mostly instructional and consist of small groups. It is believed that these uses would require similar floor space, parking requirements, and hours of operations as current allowed CO uses and would not be detrimental to the surrounding uses or to the neighborhoods in which they might be sited. The proposed additional language would be tailored to specifically exclude such activities as clubs, dance halls, so-called "gentlemen's" clubs, and other high impact and high use facilities that would have a more significant impact.

By unanimous vote, Grant Neighborhood passed a motion for: ***"Grant Neighborhood to provide Ian Levin with a letter of support for starting the process towards a Code Amendment which would allow Limited Indoor Entertainment uses with specific parameters in the CO zone."***

We would appreciate being kept abreast of the progress of this proposal and would like to provide comment, or input, as the code language is developed. If you have any questions, please feel free to contact me.

Sincerely,

/s/

Eric Bradfield, co-chair  
503-508-7576  
[ebradfield@gmail.com](mailto:ebradfield@gmail.com)

CC: Ian Levin

RECEIVED

MAR 03 2016

COMMUNITY DEVELOPMENT

**ORDINANCE BILL NO. XX-16**

AN ORDINANCE TO ALLOW DANCE STUDIOS AND SIMILAR PHYSICAL FITNESS INSTRUCTIONAL ACTIVITIES IN THE COMMERCIAL OFFICE ZONE; ALLOW THE REBUILDING AND CONTINUED USE OF DUPLEXES THAT ARE DAMAGED OR DESTROYED IN THE RETAIL COMMERCIAL, GENERAL COMMERCIAL, INDUSTRIAL COMMERCIAL, INDUSTRIAL PARK, AND GENERAL INDUSTRIAL ZONES; AND ALLOW SELF-SERVICE STORAGE IN THE RIVERFRONT OVERLAY ZONE; AMENDING SRC 521.005, 522.005, 522.010, 523.005, 523.010, 551.005, 551.010, 553.005, 553.010, 554.005, 554.010, AND 617.015.

*The City of Salem ordains as follows:*

**Section 1.** SRC 521.005 is amended to read as follows:

**521.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CO zone are set forth in Table 521-1.

**TABLE 521-1  
USES**

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Single family detached dwelling.</li> <li>▪ One dwelling unit for each business use on a lot.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> </ul>
	S	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Townhouse, subject to SRC 700.080.</li> <li>▪ Zero side yard dwelling, subject to SRC 700.090.</li> </ul>
	N	All other Single Family.
Two Family	P	Duplex.
	N	All other Two Family.
Multiple Family	P	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board
Residential Care	P	
Nursing Care	S	Nursing Care, subject to SRC 700.040.

**Table 521-1: Uses**

Use	Status	Limitations & Qualifications
<b>Lodging</b>		
Short-Term Commercial Lodging	P	Bed and breakfast establishments.
	N	All other Short-Term Commercial Lodging.
Long-Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	Eating places, located within buildings devoted principally to uses otherwise permitted in the CO Zone, provided that not more than 25 percent of the floor area of a one-story building, and not more than 50 percent of the floor area of a two or more story building, is occupied by the eating place.
	N	All other Eating and Drinking Establishments.
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ News dealers and newsstands.</li> <li>▪ Caterers.</li> <li>▪ Retail sales of agricultural products, when the sales area does not exceed 1,000 square feet in size.</li> </ul>
	N	All other Retail Sales.
Personal Services	P	The following Personal Services activities are permitted: <ul style="list-style-type: none"> <li>▪ Beauty salons.</li> <li>▪ Barber shops.</li> <li>▪ Photographic portrait studios.</li> </ul>
	N	All other Personal Services.
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	C	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Commercial Parking	P	Commercial Parking is permitted, unless noted below.
	N	Parking structures.
Park-and-Ride Facilities	P	Park-and-Ride Facilities are permitted, unless noted below.
	N	Parking structures.

**Table 521-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	<u>Dance studios, dance schools, yoga studios, karate instruction, and other similar physical fitness instructional activities are permitted, provided that the total building floor area of the use does not exceed 2,500 square feet.</u>
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	S	Golf courses, subject to SRC 700.015.
	N	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	N	
Recreational and Cultural Community Services	S	Golf courses, subject to SRC 700.015.
	P	All other Recreational and Cultural Community Services.
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	S	Religious Assembly, subject to SRC 700.050.
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	N	
<b>Civic Services</b>		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	N	

**Table 521-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Building and Grounds Services and Construction Contracting	N	
Cleaning Plants	N	
Industrial Services	N	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	N	
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	N	
Heavy Manufacturing	N	
Printing	N	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	Transit stop shelters.
Transportation Facilities	N	All other Passenger Ground Transportation Facilities
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	N	
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	C	
Keeping of Livestock and Other Animals	N	
Animal Services	S	Small animal veterinary services, subject to SRC 700.070.
	N	All other Animals Services.

Table 521-1: Uses		
Use	Status	Limitations & Qualifications
<b>Other Uses</b>		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.
Home Occupations	S	Home Occupations, subject to SRC 700.020.
Guest Houses and Guest Quarters	P	Guest houses and guest quarters are permitted as an accessory use to Single Family, provided such houses and quarters are dependent upon the main building for either kitchen or bathroom facilities, or both, and are used for temporary lodging and not as a place of residence.
Taking of Boarders or Leasing of Rooms by Resident Family	P	Taking of boarders or leasing of rooms by a resident family is permitted as an accessory use to Household Living, provided the total number of boarders and roomers does not exceed two in any dwelling unit.
Storage of Commercial Vehicle as an Accessory Use to Household Living	P	Storage of a commercial vehicle as an accessory use to Household Living is permitted, provided no more than one commercial vehicle is stored per dwelling unit.
Historic Resource Adaptive Reuse pursuant to SRC Chapter 230	Allowed	Historic Resource Adaptive Reuse pursuant to SRC Chapter 230 is allowed, subject to SRC 230.085.

**Section 2.** SRC 522.005 is amended to read as follows:

**522.005. Uses.**

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CR zone are set forth in Table 522-1.

**TABLE 522-1  
USES**

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 522.005(b).
	S	Secondary Dwellings and Guest Rooms, subject to SRC 700.065.
	N	All other Single Family.
Two Family	N	
Multiple Family	C	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.

Table 522-1: Uses		
Use	Status	Limitations & Qualifications
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board.
Residential Care	P	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	C	
Non-Profit Shelters	P	Non-Profit Shelters serving 5 or fewer persons.
	C	Non-Profit Shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building.
	P	All other Retail Sales.
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	C	
Motor Vehicle Services	P	Gasoline service stations.
	C	All other Motor Vehicle Services
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	C	Truck rental and leasing.
	N	All other Heavy Vehicle and Trailer Sales.
Heavy Vehicle and Trailer Service and Storage	P	Truck stops.
	C	The following Heavy Vehicle and Trailer Service and Storage activities: <ul style="list-style-type: none"> <li>▪ Heavy vehicle and equipment operation instruction.</li> <li>▪ Tire retreading and tire repair shops.</li> </ul>
	N	All other Heavy Vehicle and Trailer Service and Storage.

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**Table 522-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	C	Nightclubs, located within 200 feet of a residential zone.
	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	C	Privately owned camps, campgrounds, and recreational vehicle parks.
	N	The following Commercial Entertainment – Outdoor activities: <ul style="list-style-type: none"> <li>▪ Amusement parks.</li> <li>▪ Drive-in movie theaters.</li> </ul>
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	P	
<b>Civic Services</b>		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	



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**Table 522-1: Uses**

Use	Status	Limitations & Qualifications
Building and Grounds Services and Construction Contracting	P	The following Buildings and Grounds Services and Construction Contracting activities: <ul style="list-style-type: none"> <li>▪ Landscape, lawn, and garden services.</li> <li>▪ Tree and shrub services.</li> </ul>
	C	Carpet and upholstery cleaning establishments.
	N	All other Building and Grounds Services and Construction Contracting.
Cleaning Plants	N	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	N	
Heavy Wholesaling	N	
Warehousing and Distribution	C	Distribution centers for online, mail order, and catalog sales.
	N	All other Warehousing and Distribution.
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Sundries and notions.</li> <li>▪ Signs.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground	P	Transit stop shelters.

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**Table 522-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Transportation Facilities	C	The following Passenger Ground Transportation Facilities: <ul style="list-style-type: none"> <li>Local and suburban passenger transportation.</li> <li>Intercity and rural highway passenger transportation within 2,000 feet from the center point of an I-5 interchange and having direct access on to a major arterial.</li> </ul>
	N	All other Passenger Ground Transportation Facilities.
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	
Fuel Dealers	N	
Waste-Related Facilities	C	The following Waste-Related Facilities are allowed conditionally: <ul style="list-style-type: none"> <li>Recycling depots.</li> <li>Solid waste transfer stations.</li> </ul>
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	N	
Animal Services	N	New wildlife rehabilitation facility.
	P	All other Animal Services.
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>

**Table 522-1: Uses**

Use	Status	Limitations & Qualifications
Home Occupations	S	Home Occupations, subject to SRC 700.020.

**(b) Continued Uses.** Existing single family ~~and two family uses detached dwellings~~, other than manufactured dwellings, within the CR zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

**(1)** Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 522.010(e).

**(2)** Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 3.** SRC 522.010 is amended to read as follows:

**522.010. Development Standards.** Development within the CR zone must comply with the development standards set forth in this section.

**(a) Lot Standards.** Lots within the CR zone shall conform to the standards set forth in Table 522-2.

**TABLE 522-2  
LOT STANDARDS**

**Table 522-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All Uses	None	
<b>LOT WIDTH</b>		
All Uses	None	
<b>LOT DEPTH</b>		
All Uses	None	
<b>STREET FRONTAGE</b>		
Single Family	Min. 40 ft.	Applicable to lots fronting on the turnaround of a
	Min. 30 ft.	

**Table 522-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
		cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.
All Other Uses	Min. 16 ft.	

**(b) Setbacks.** Setbacks within the CR zone shall be provided as set forth in Tables 522-3 and 522-4.

**TABLE 522-3  
SETBACKS**

**Table 522-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
Single Family	None	
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 522-4)	
<b>Accessory Structures</b>		
Accessory to Single Family	Min. 5 ft.	
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 522-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.

**Table 522-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
All other uses	Zone-to-Zone Setback (Table 522-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
Single Family	None	
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 522-4)	
<b>Accessory Structures</b>		
Accessory to Single Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 522-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 522-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
Single Family	None	
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 522-4)	
<b>Accessory Structures</b>		
Accessory to Single Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 522-4)	
<b>Vehicle Use Areas</b>		

<b>Table 522-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 522-4)	

**TABLE 522-4  
ZONE-TO-ZONE SETBACKS**

<b>Table 522-4: Zone-to-Zone Setbacks</b>			
<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Residential Zone	Buildings and Accessory Structures	Min. 15 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5ft.	Type A
Public Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		

**Limitations and Qualifications**

(1) Zone-to-Zone setbacks are not required abutting an alley.

**(c) Lot Coverage; Height.** Buildings and accessory structures within the CR zone shall conform to the lot coverage and height standards set forth in Table 522-5.

**TABLE 522-5  
LOT COVERAGE; HEIGHT**

<b>Table 522-5: Lot Coverage; Height</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	

Table 522-5: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
<b>REAR YARD COVERAGE</b>		
<b>Buildings</b>		
All uses	N/A	
<b>Accessory Structures</b>		
Accessory to all uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 50 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Multiple Family	Max. 15 ft.	
Accessory to all other uses	Max. 50 ft.	

**(d) Landscaping.**

- (1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.
- (3) Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

**(e) Development Standards for Continued Uses.** ~~Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the following standards:~~

- (1) Buildings.** Buildings housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding ~~The altered, enlarged, or rebuilt building or structure shall conform to development standards of the Single Family Residential (RS) zone set forth in SRC Chapter 511, except the lot size and dimensions standards,~~ and to all other applicable provisions of the UDC.

**(2) Accessory Structures.** Existing accessory structures to a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC Chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.

~~(2) Any building or structure altered or enlarged shall not exceed the square footage and height of the original building or structure by more than 20 percent.~~

**(3) Option to Rebuild in Same Location.** Notwithstanding SRC 522.010(e)(1)&(2), Any building or accessory structure rebuilt following damage or destruction shall ~~may~~ either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b). ~~The square footage and height of the rebuilt building or structure shall not exceed the square footage and height of the original building or structure by more than 20 percent.~~

**Section 4.** SRC 523.005 is amended to read as follows:

**523.005. Uses.**

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the CG zone are set forth in Table 523-1.

**TABLE 523-1**

**USES**

**Table 523-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 523.005(b).
	N	All other Single Family
Two Family	N	



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**Table 523-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Multiple Family	C	
<b>Group Living</b>		
Room and Board	P	Room and Board serving 5 or fewer persons.
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board.
Residential Care	C	
Nursing Care	P	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long- Term Commercial Lodging	P	
Non-Profit Shelters	P	Non-Profit shelters serving 5 or fewer persons.
	C	Non-Profit shelters serving 6 to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	N	Used merchandise stores, where sales and storage of merchandise and equipment is not conducted entirely within a building or within a yard fully enclosed by a sight-obscuring fence, wall, or hedge.
	P	All other Retail Sales.
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	P	
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	P	
Heavy Vehicle and Trailer Service and Storage	P	

**Table 523-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment - Indoor	C	Nightclubs, located within 200 feet of a residential zone.
	P	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	C	Drive-in movie theaters.
	P	All other Commercial Entertainment – Outdoor.
Major Event Entertainment	C	Race Tracks.
	P	All other Major Event Entertainment.
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	P	
<b>Civic Services</b>		
Governmental Services	P	
Social Services	P	
Governmental Maintenance Services and Construction	N	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	

**Table 523-1: Uses**

Use	Status	Limitations & Qualifications
Heavy Wholesaling	P	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Nursery stock wholesalers.</li> <li>▪ Tractor and farm equipment wholesalers.</li> </ul>
	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	The following Warehousing and Distribution activities: <ul style="list-style-type: none"> <li>▪ Distribution centers for online, mail order, and catalog sales.</li> <li>▪ Postal processing and distribution centers.</li> </ul>
	N	All other Warehousing and Distribution
Self-Service Storage	N	
<b>Manufacturing</b>		
General Manufacturing	P	General Manufacturing, provided the manufacturing does not exceed 10,000 square feet of total floor area per development site and retail sales of the products manufactured is provided on-site.
	C	The following General Manufacturing activities, when exceeding 10,000 square feet of total floor area per development site: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Sundries and notions.</li> <li>▪ Signs.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	N	
Passenger Ground Transportation Facilities	P	
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	C	Reservoirs; water storage facilities.
	P	All other Basic Utilities.
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	N	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	N	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	
Animal Services	C	Wildlife rehabilitation facilities.
	P	All other Animal Services.
<b>Other Uses</b>		
Temporary Uses	P	The following Temporary Uses: <ul style="list-style-type: none"> <li>▪ Temporary motor vehicle and recreational vehicle sales, subject to SRC 701.035.</li> </ul>
Home Occupations	S	Home Occupations, subject to SRC 700.020.

**(b) Continued Uses.** Existing single family and two family uses ~~detached dwellings~~, other than manufactured dwellings, within the CG zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 523.010(e).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 5.** SRC 523.010 is amended to read as follows:

**523.010. Development Standards.** Development within the CG zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the CG zone shall conform to the standards set forth in Table 523-2.

**TABLE 523-2  
LOT STANDARDS**

<b>Table 523-2: Lot Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT AREA</b>		
All Uses	None	
<b>LOT WIDTH</b>		
All Uses	None	
<b>LOT DEPTH</b>		
All Uses	None	
<b>STREET FRONTAGE</b>		
	Min. 40 ft.	
Single Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.
All Other Uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the CG zone shall be provided as set forth in Tables 523-3 and 523-4.

**TABLE 523-3  
SETBACKS**

<b>Table 523-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.

**Table 523-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
Single Family	None	
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 523-4)	
<b>Accessory Structures</b>		
Accessory to Single Family	Min. 5 ft.	
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 523-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 523-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
Single Family	None	
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 523-4)	
<b>Accessory Structures</b>		
Accessory to Single Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 523-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 523-4)	

**Table 523-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
Single Family	None	
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 523-4)	
<b>Accessory Structures</b>		
Accessory to Single Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 523-4)	
<b>Vehicle Use Areas</b>		
Multiple Family	Min. 10 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 523-4)	

**TABLE 523-4  
ZONE-TO-ZONE SETBACKS**

**Table 523-4: Zone-to-Zone Setbacks**

<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Residential Zone	Buildings and Accessory Structures	Min. 15 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Commercial Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Public Zone	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		

**Table 523-4: Zone-to-Zone Setbacks**

Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
---------------	---------------------	------------------------	-------------------------

Limitations and Qualifications

(1) Zone-to-Zone setbacks are not required abutting an alley.

**(c) Lot Coverage; Height.** Buildings and accessory structures within the CG zone shall conform to the lot coverage and height standards set forth in Table 523-5.

**TABLE 523-5  
LOT COVERAGE; HEIGHT**

**Table 523-5: Lot Coverage; Height**

Requirement	Standard	Limitations & Qualifications
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>REAR YARD COVERAGE</b>		
<b>Buildings</b>		
All uses	N/A	
<b>Accessory Structures</b>		
Accessory to all uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Multiple Family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

**(d) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**(3) Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping



1 required for setbacks or vehicular use areas, may count towards meeting this  
2 requirement.

3 **(e) Development Standards for Continued Uses.** ~~Buildings or structures housing a~~  
4 ~~continued use may be structurally altered or enlarged, or rebuilt following damage or~~  
5 ~~destruction, provided such alteration, enlargement, or rebuilding complies with the~~  
6 ~~following standards:~~

7 **(1) Buildings.** Buildings housing a continued use may be structurally altered or  
8 enlarged, or rebuilt following damage or destruction, provided such alteration,  
9 enlargement, or rebuilding ~~The altered, enlarged, or rebuilt building or structure~~  
10 ~~shall conform~~s to development standards of the Single Family Residential (RS)  
11 zone set forth in SRC Chapter 511, except the lot size and dimensions standards,  
12 and to all other applicable provisions of the UDC.

13 **(2) Accessory Structures.** Existing accessory structures to a continued use may be  
14 structurally altered or enlarged, or rebuilt following damage or destruction, and new  
15 accessory structures to a continued use may be constructed, provided such  
16 alteration, enlargement, rebuilding, or new accessory structure construction  
17 conforms to the development standards of the Single Family Residential (RS) zone  
18 set forth in SRC Chapter 511, except the lot size and dimensions standards, and to  
19 all other applicable provisions of the UDC.

20 ~~(2) Any building or structure altered or enlarged shall not exceed the square footage~~  
21 ~~and height of the original building or structure by more than 20 percent.~~

22 **(3) Option to Rebuild in Same Location.** Notwithstanding SRC  
23 523.010(e)(1)&(2), Any building or accessory structure rebuilt following damage  
24 or destruction shall may either be located on the same location on the lot as the  
25 original building or structure, or in compliance with the setbacks of the Single  
26 Family Residential (RS) zone set forth in SRC 511.010(b). ~~The square footage and~~  
27 ~~height of the rebuilt building or structure shall not exceed the square footage and~~  
28 ~~height of the original building or structure by more than 20 percent.~~

29  
30 **Section 6.** SRC 551.005 is amended to read as follows:

1 **551.005. Uses.**

2 (a) Except as otherwise provided in this section, the permitted (P), special (S),  
 3 conditional (C), and prohibited (N) uses in the IC zone are set forth in Table 551-1.  
 4

5 **TABLE 551-1**  
 6 **USES**

7 **Table 551-1: Uses**

8 Use	Status	Limitations & Qualifications
9 <b>Household Living</b>		
10 Single Family	11 P	The following Single Family activities: ▪ Residential Home, as defined under ORS 197.660, within an existing single family dwelling allowed as a continued use pursuant to SRC 551.005(b). ▪ Dwelling unit for a caretaker on the premises being cared for or guarded.
	12 S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	13 C	The following Single Family activities: ▪ Single family detached dwelling. ▪ Residential Home, as defined under ORS 197.660. ▪ Manufactured home.
	14 N	All other Single Family.
15 Two Family	16 C	Duplex.
	17 N	All other Two Family.
18 Multiple Family	19 C	
20 <b>Group Living</b>		
21 Room and Board	C	Room and Board serving up to 75 persons.
	N	All other Room and Board.
22 Residential Care	C	
23 Nursing Care	P	
24 <b>Lodging</b>		
25 Short-Term Commercial Lodging	P	
26 Long- Term Commercial Lodging	C	
27 Non-Profit Shelters	C	Non-Profit Shelters serving up to 75 persons.
	N	All other Non-Profit Shelters.
28 <b>Retail Sales and Service</b>		
29 Eating and Drinking Establishments	P	
30 Retail Sales	P	

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
Personal Services	P	
Postal Services and Retail Financial Services	P	
<b>Business and Professional Services</b>		
Office	P	
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	P	
Motor Vehicle Services	P	
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	P	
Heavy Vehicle and Trailer Service and Storage	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment - Indoor	C	Night clubs, located within 200 feet of a residential zone.
	P	All other Commercial Entertainment – Indoor .
Commercial Entertainment - Outdoor	P	
Major Event Entertainment	N	Race tracks.
	P	All other Major Event Entertainment.
Recreational and Cultural Community Services	P	
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	P	
<b>Education Services</b>		
Day Care	P	
Basic Education	P	
Post-Secondary and Adult Education	P	
<b>Civic Services</b>		
Governmental Services	P	

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**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
Social Services	P	
Governmental Maintenance Services and Construction	P	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	P	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	P	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Chemicals and allied products wholesalers.</li> <li>▪ Scrap dealers.</li> </ul>
	P	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
<b>Manufacturing</b>		
General Manufacturing	P	The following General Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Industrial and institutional food service contractors.</li> <li>▪ Sign Manufacturing.</li> <li>▪ Fabrics, leather goods, footwear, and apparel manufacturing. EXCEPT rubber and plastic footwear manufacturing.</li> <li>▪ General food manufacturing.</li> <li>▪ Beverage and related products manufacturing.</li> <li>▪ Tobacco products manufacturing.</li> <li>▪ Cabinetry.</li> <li>▪ Aircraft and aircraft parts manufacturing.</li> <li>▪ Motor Vehicles and Motor Vehicle Equipment manufacturing.</li> <li>▪ Computer and electronics manufacturing.</li> <li>▪ Paperboard containers and boxes manufacturing.</li> </ul>

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
	C	The following General Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Rubber and plastic footwear manufacturing.</li> <li>▪ Rubber and plastics products manufacturing.</li> <li>▪ Costume jewelry and precious metals metalsmithing.</li> <li>▪ Furniture manufacturing.</li> <li>▪ Fabricated metal products manufacturing.</li> <li>▪ Wood product manufacturing.</li> <li>▪ Engineered wood product manufacturing.</li> <li>▪ Wood preservation.</li> <li>▪ Plastics and rubber products manufacturing.</li> <li>▪ General chemical manufacturing.</li> <li>▪ Leather tanning.</li> <li>▪ Metal coating and engraving.</li> <li>▪ Battery manufacturing.</li> <li>▪ Ship and boat building.</li> <li>▪ Commercial and service industry machinery manufacturing.</li> <li>▪ Metalworking machinery manufacturing.</li> <li>▪ Sawmill and woodworking machinery manufacturing.</li> </ul>
	N	All other General Manufacturing.
Heavy Manufacturing	N	
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	P	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		

Table 551-1: Uses		
Use	Status	Limitations & Qualifications
Petroleum and Natural Gas Production	C	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	The following Keeping of Livestock and Other Animal activities: <ul style="list-style-type: none"> <li>▪ Animal shelters.</li> <li>▪ Boarding kennels.</li> <li>▪ Animal training facilities.</li> </ul>
	N	All other Keeping of Livestock and Other Animals.
Animal Services	C	Wildlife rehabilitation facilities.
	P	All other Animal Services.
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

**(b) Continued Uses.** Existing single family and two family uses ~~detached dwellings~~, other than manufactured dwellings, within the IC zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 551.010(g).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 7.** SRC 551.010 is amended to read as follows:

**551.010. Development Standards.** Development within the IC zone must comply with the

development standards set forth in this section.

(a) **Lot Standards.** Lots within the IC zone shall conform to the standards set forth in Table 551-2.

**TABLE 551-2  
LOT STANDARDS**

Table 551-2: Lot Standards		
Requirement	Standard	Limitations & Qualifications
<b>LOT AREA</b>		
All uses	None	
<b>LOT WIDTH</b>		
All uses	None	
<b>LOT DEPTH</b>		
All uses	None	
<b>STREET FRONTAGE</b>		
	Min. 40 ft.	
Single Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of a cul-de-sac street or the outside curve of curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.
All other uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the IC zone shall be provided as set forth in Tables 551-3 and 551-4.

**TABLE 551-3  
SETBACKS**

Table 551-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family, Two Family, and Multiple Family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		

**Table 551-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Min. 5 ft.	
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	None	Applicable to accessory structures having at least one wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All uses	Zone-to-Zone Setback (Table 551-4)	



**Table 551-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
Single Family and Two Family	None	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.
Accessory to Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
Accessory to all other uses	Zone-to-Zone Setback (Table 551-4)	
<b>Vehicle Use Areas</b>		
Single Family and Two Family	Per SRC Chapter 806	
Multiple Family	Min. 15 ft.	Required landscaping shall meet the Type C standard set forth in SRC Chapter 807.
All other uses	Zone-to-Zone Setback (Table 551-4)	

**TABLE 551-4  
ZONE-TO-ZONE SETBACKS**

**Table 551-4: Zone-to-Zone Setbacks**

<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
EFU	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 30 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 5 ft.	Type A
	Vehicle Use Areas		

**Table 551-4: Zone-to-Zone Setbacks**

<b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		

**Limitations and Qualifications**  
 (1) Zone-to-Zone setbacks are not required abutting an alley.

**(c) Lot Coverage; Height.** Buildings and accessory structures within the IC zone shall conform to the lot coverage and height standards set forth in Table 551-5.

**TABLE 551-5  
 LOT COVERAGE; HEIGHT**

**Table 551-5: Lot Coverage; Height**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to Single Family and Two Family	Max. 15 ft.	
Accessory to all other uses	Max. 70 ft.	

**(d) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**(3) Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter

1 807. Other required landscaping under the UDC, such as landscaping required for  
2 setbacks or vehicular use areas, may count towards meeting this requirement.

3 **(e) Industrial Performance Standards.** Within the IC zone, no land or structure shall  
4 be used or occupied unless maintained and operated in continuing compliance with all  
5 applicable standards adopted by the Oregon Department of Environmental Quality  
6 (DEQ), including the holding of all licenses and permits required by DEQ regulations,  
7 local ordinance, and state and federal law.

8 **(f) Additional Standards for Manufactured Homes.** Manufactured homes shall, in  
9 addition to the development standards generally applicable in the IC zone, comply with  
10 the following:

11 (1) Manufactured homes shall be multi-sectional and enclose a space of not less  
12 than 860 square feet.

13 (2) Manufactured homes shall be placed on an excavated and back-filled  
14 foundation, and enclosed continuously at the perimeter with material comparable to  
15 the predominant materials used in foundations of surrounding dwellings.

16 (3) Manufactured homes shall have a pitched roof, with a slope not less than a  
17 nominal 3 feet in height for each 12 feet in width.

18 (4) Manufactured homes shall have exterior siding and roofing which in color,  
19 material, and appearance is similar to the exterior siding and roofing commonly  
20 used on residential dwellings within the community, or which is comparable to the  
21 predominant materials used on surrounding dwellings.

22 (5) Manufactured homes shall be certified by the manufacturer to have an exterior  
23 thermal envelope meeting performance standards equivalent to the performance  
24 standards required of single-family dwellings constructed under the State Building  
25 Code as defined in ORS 455.010.

26 (6) Manufactured homes shall have a garage or carport constructed of like  
27 materials.

28 **(g) Development Standards for Continued Uses.** ~~Buildings or structures housing a~~  
29 ~~continued use may be structurally altered or enlarged, or rebuilt following damage or~~  
30

1 destruction, provided such alteration, enlargement, or rebuilding complies with the  
2 following standards:

3 **(1) Buildings.** Buildings housing a continued use may be structurally altered or  
4 enlarged, or rebuilt following damage or destruction, provided such alteration,  
5 enlargement, or rebuilding ~~The altered, enlarged, or rebuilt building or structure~~  
6 ~~shall conform~~ to development standards of the Single Family Residential (RS)  
7 zone set forth in SRC Chapter 511, except the lot size and dimensions standards,  
8 and to all other applicable provisions of the UDC.

9 **(2) Accessory Structures.** Existing accessory structures to a continued use may be  
10 structurally altered or enlarged, or rebuilt following damage or destruction, and new  
11 accessory structures to a continued use may be constructed, provided such  
12 alteration, enlargement, rebuilding, or new accessory structure construction  
13 conforms to the development standards of the Single Family Residential (RS) zone  
14 set forth in SRC Chapter 511, except the lot size and dimensions standards, and to  
15 all other applicable provisions of the UDC.

16 ~~(2) Any building or structure altered or enlarged shall not exceed the square footage~~  
17 ~~and height of the original building or structure by more than 20 percent.~~

18 **(3) Option to Rebuild in Same Location.** Notwithstanding SRC  
19 551.010(g)(1)&(2), Any building or accessory structure rebuilt following damage  
20 or destruction shall may either be located on the same location on the lot as the  
21 original building or structure, or in compliance with the setbacks of the Single  
22 Family Residential (RS) zone set forth in SRC 511.010(b). ~~The square footage and~~  
23 ~~height of the rebuilt building or structure shall not exceed the square footage and~~  
24 ~~height of the original building or structure by more than 20 percent.~~

25  
26 **Section 8.** SRC 553.005 is amended to read as follows:

27 **553.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IP  
28 zone are set forth in Table 553-1.

29 **TABLE 553-1**

30 **USES**

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**Table 553-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	P	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ News dealers and newsstands.</li> <li>▪ Tobacco stores and stands.</li> <li>▪ Caterers.</li> </ul>
	N	All other Retail Sales.
Personal Services	N	
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Services</b>		

**Table 553-1: Uses**

Use	Status	Limitations & Qualifications
Office	P	The following Office activities: <ul style="list-style-type: none"> <li>▪ Photofinishing laboratories.</li> <li>▪ Headquarters of banks and other financial institutions.</li> <li>▪ Insurance carriers and brokers.</li> <li>▪ Real estate.</li> <li>▪ Communication services.</li> <li>▪ Engineering, architectural, and surveying services.</li> <li>▪ Accounting services.</li> <li>▪ Management and public relations services.</li> <li>▪ Technical services provided by independent authors and artists.</li> <li>▪ Research.</li> <li>▪ Music publishing.</li> <li>▪ Actuarial consulting.</li> <li>▪ Environmental consultants.</li> <li>▪ Call centers.</li> <li>▪ Vocational trade schools.</li> </ul>
	N	All other Office.
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	P	The following Motor Vehicle Services activities: <ul style="list-style-type: none"> <li>▪ Motorcycle repair.</li> <li>▪ Gasoline service stations.</li> </ul>
	N	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	P	
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment – Indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment – Outdoor	N	
Major Event Entertainment	N	

**Table 553-1: Uses**

Use	Status	Limitations & Qualifications
Recreational and Cultural Community Services	N	
Parks and Open Space	P	
Non-Profit Membership Assembly	N	
Religious Assembly	N	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	Child day care services.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	P	Vocational trade schools.
	N	All other Post-Secondary and Adult Education.
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	P	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Whole Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	C	The following Heavy Wholesaling activities: <ul style="list-style-type: none"> <li>▪ Petroleum And Petroleum Products wholesalers.</li> <li>▪ Chemicals and allied products wholesalers.</li> <li>▪ Firearms wholesalers.</li> <li>▪ Wood products and timber wholesalers.</li> </ul>
	N	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	

**Table 553-1: Uses**

Use	Status	Limitations & Qualifications
<b>Manufacturing</b>		
General Manufacturing	P	
Heavy Manufacturing	N	The following Heavy Manufacturing activities: <ul style="list-style-type: none"> <li>▪ Petroleum and coal products manufacturing.</li> <li>▪ Primary metal manufacturing.</li> <li>▪ Cement and concrete product manufacturing.</li> <li>▪ Lime and gypsum product manufacturing.</li> </ul>
	C	All other Heavy Manufacturing activities.
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	N	
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	C	
Power Generation Facilities	C	
Data Center Facilities	P	
Fuel Dealers	N	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	N	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	N	Marijuana Production
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	N	
Keeping of Livestock and Other Animals	C	
Animal Services	C	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.



(b) **Continued Uses.** Existing single family and two family uses ~~detached dwellings~~, other than manufactured dwellings, within the IP zone constructed prior to February 1, 1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 553.010(g).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 9.** SRC 553.010 is amended to read as follows:

**553.010. Development Standards.** Development within the IP zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the IP zone shall conform to the standards set forth in Table 553-2.

**TABLE 553-2  
LOT STANDARDS**

<b>Table 553-2: Lot Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT AREA</b>		
All uses	None	
<b>LOT WIDTH</b>		
All uses	None	
<b>LOT DEPTH</b>		
All uses	None	
<b>STREET FRONTAGE</b>		
Single Family	Min. 40 ft.	
	Min. 30 ft.	Applicable to lots fronting on the turnaround of cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more.  In no case shall the lot width be less than 40 ft. at the front building setback line.

**Table 553-2: Lot Standards**

Requirement	Standard	Limitations & Qualifications
All other uses	Min. 16 ft.	

**(b) Setbacks.** Setbacks within the IP zone shall be provided as set forth in Tables 553-3 and 553-4.

**TABLE 553-3  
SETBACKS**

**Table 553-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 20 ft.	
<b>Accessory Structures</b>		
Accessory to all uses	Min. 20 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Min. 20 ft.	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.

Table 553-3: Setbacks		
Requirement	Standard	Limitations & Qualifications
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 553-4)	Not applicable adjacent to a railroad siding or spur.

**TABLE 553-4  
ZONE-TO-ZONE SETBACKS**

Table 553-4: Zone-to-Zone Setbacks			
Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 30 ft.	Type C
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 10 ft.	Type A
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
<b><u>Limitations and Qualifications</u></b>			
(1) Zone-to-Zone setbacks are not required abutting an alley.			

(c) **Lot Coverage; Height.** Buildings and accessory structures within the IP zone shall conform to the lot coverage and height standards set forth in Table 553-5.

**TABLE 553-5  
LOT COVERAGE; HEIGHT**

Table 553-5: Lot Coverage; Height		
Requirement	Standard	Limitations & Qualifications
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All uses	No Max.	
<b>HEIGHT</b>		

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**Table 553-5: Lot Coverage; Height**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>Buildings</b>		
All uses	Max. 45 ft.	
<b>Accessory Structures</b>		
Accessory to all uses	Max. 45 ft.	

**(d) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**(3) Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

**(e) Outdoor Storage.** Within the IP zone, outdoor storage shall conform to the following standards:

**(1)** Storage areas shall not be located within required setbacks.

**(2)** Storage areas shall be enclosed by a minimum 6-foot-high sight-obscuring fence, wall, or hedge; or a berm.

**(3)** Materials and equipment stored shall not exceed a maximum height of 14 feet above grade; provided, however, materials and equipment more than 6 feet in height above grade shall be screened by sight-obscuring landscaping.

**(f) Industrial Performance Standards.** Within the IP zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

**(g) Development Standards for Continued Uses.** ~~Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or~~

1 destruction, provided such alteration, enlargement, or rebuilding complies with the  
2 following standards:

3 **(1) Buildings.** Buildings housing a continued use may be structurally altered or  
4 enlarged, or rebuilt following damage or destruction, provided such alteration,  
5 enlargement, or rebuilding ~~The altered, enlarged, or rebuilt building or structure~~  
6 shall conform to development standards of the Single Family Residential (RS)  
7 zone set forth in SRC Chapter 511, except the lot size and dimensions standards,  
8 and to all other applicable provisions of the UDC.

9 **(2) Accessory Structures.** Existing accessory structures to a continued use may be  
10 structurally altered or enlarged, or rebuilt following damage or destruction, and new  
11 accessory structures to a continued use may be constructed, provided such  
12 alteration, enlargement, rebuilding, or new accessory structure construction  
13 conforms to the development standards of the Single Family Residential (RS) zone  
14 set forth in SRC Chapter 511, except the lot size and dimensions standards, and to  
15 all other applicable provisions of the UDC.

16 ~~(2) Any building or structure altered or enlarged shall not exceed the square footage~~  
17 ~~and height of the original building or structure by more than 20 percent.~~

18 **(3) Option to Rebuild in Same Location.** Notwithstanding SRC  
19 553.010(g)(1)&(2), Any building or accessory structure rebuilt following damage  
20 or destruction shall may either be located on the same location on the lot as the  
21 original building or structure, or in compliance with the setbacks of the Single  
22 Family Residential (RS) zone set forth in SRC 511.010(b). ~~The square footage and~~  
23 ~~height of the rebuilt building or structure shall not exceed the square footage and~~  
24 ~~height of the original building or structure by more than 20 percent.~~

25  
26 **Section 10.** SRC 554.005 is amended to read as follows:

27 **554.005. Uses.** The permitted (P), special (S), conditional (C), and prohibited (N) uses in the IG  
28 zone are set forth in Table 554-1.

29 **TABLE 554-1**

30 **USES**

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**Table 554-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		
Single Family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	N	All other Single Family.
Two Family	N	
Multiple Family	N	
<b>Group Living</b>		
Room and Board	N	
Residential Care	N	
Nursing Care	N	
<b>Lodging</b>		
Short-Term Commercial Lodging	N	
Long-Term Commercial Lodging	N	
Non-Profit Shelters	N	
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	The following Retail Sales activities: <ul style="list-style-type: none"> <li>▪ Photocopying, duplicating, and blueprinting services.</li> <li>▪ Retail nurseries and lawn and garden supply stores.</li> <li>▪ Lumber and other building materials dealers.</li> </ul>
	N	All other Retail Sales.
Personal Services	P	The following Personal Services activities are permitted: <ul style="list-style-type: none"> <li>▪ Laundromats.</li> <li>▪ Drycleaners.</li> </ul>
	N	All other Personal Services.
Postal Services and Retail Financial Services	P	Banks, credit unions, and other customer-oriented facilities for financial institutions.
	N	All other Postal Services and Retail Financial Services.
<b>Business and Professional Services</b>		

**Table 554-1: Uses**

Use	Status	Limitations & Qualifications
Office	P	The following Office activities are permitted: <ul style="list-style-type: none"> <li>▪ Headquarters of banks and other financial institutions.</li> <li>▪ Direct mail advertising services.</li> <li>▪ Commercial art and photography.</li> <li>▪ Secretarial and court reporting services.</li> <li>▪ Photo finishing laboratories.</li> <li>▪ Management and public relations services.</li> <li>▪ Outdoor advertising services.</li> <li>▪ Professional, business, or political membership organizations.</li> <li>▪ Arrangement of transportation.</li> <li>▪ Vocational trade schools.</li> <li>▪ Research.</li> <li>▪ Telecommunication services.</li> </ul>
	N	All other Office.
Audio/Visual Media Production	P	
Laboratory Research and Testing	P	
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services</b>		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	The following Motor Vehicle and Manufactured Dwelling and Trailer Sales activities: <ul style="list-style-type: none"> <li>▪ Automobile sales.</li> <li>▪ Manufactured dwelling sales.</li> <li>▪ Recreational vehicle sales, when the sales display area is greater than 5 acres in size.</li> </ul>
	P	All other Motor Vehicle and Manufactured Dwelling and Trailer Sales.
Motor Vehicle Services	N	Gasoline service stations.
	P	All other Motor Vehicle Services.
Commercial Parking	P	
Park-and-Ride Facilities	P	
Taxicabs and Car Services	P	
Heavy Vehicle and Trailer Sales	P	
Heavy Vehicle and Trailer Service and Storage	N	Truck stops.
	P	All other Heavy Vehicle and Trailer Service and Storage.
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment - Indoor	P	Health clubs, gyms, and membership sports and recreation clubs.
	N	All other Commercial Entertainment – Indoor.
Commercial Entertainment - Outdoor	N	
Major Event Entertainment	C	Race tracks.
	N	All other Major Event Entertainment.
Recreational and Cultural Community Services	N	

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**Table 554-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Parks and Open Space	P	
Non-Profit Membership Assembly	P	
Religious Assembly	P	
<b>Health Services</b>		
Medical Centers/Hospitals	N	
Outpatient Medical Services and Laboratories	N	
<b>Educational Services</b>		
Day Care	P	Child day care services.
	N	All other Day Care.
Basic Education	N	
Post-Secondary and Adult Education	P	Vocational trade schools.
	N	All other Post-Secondary and Adult Education.
<b>Civic Services</b>		
Governmental Services	N	
Social Services	N	
Governmental Maintenance Services and Construction	P	
<b>Public Safety</b>		
Emergency Services	P	
Detention Facilities	N	
Military Installations	N	
<b>Funeral and Related Services</b>		
Cemeteries	N	
Funeral and Cremation Services	N	
<b>Construction Contracting, Repair, Maintenance, and Industrial Services</b>		
General Repair Services	P	
Building and Grounds Services and Construction Contracting	P	
Cleaning Plants	P	
Industrial Services	P	
<b>Wholesale Sales, Storage, and Distribution</b>		
General Wholesaling	P	
Heavy Wholesaling	S	Scrap and waste material wholesalers, subject to SRC 700.060.
	C	Chemicals and allied products wholesalers.
	P	All other Heavy Wholesaling.
Warehousing and Distribution	P	
Self-Service Storage	P	
<b>Manufacturing</b>		
General Manufacturing	P	
Heavy Manufacturing	C	



**Table 554-1: Uses**

Use	Status	Limitations & Qualifications
Printing	P	
<b>Transportation Facilities</b>		
Aviation Facilities	C	Helicopter landing areas, with or without passenger and freight terminal facilities.
	N	All other Aviation Facilities.
Passenger Ground Transportation Facilities	P	
Marine Facilities	P	The following Marine Facilities: <ul style="list-style-type: none"> <li>▪ Water transportation of passengers.</li> <li>▪ Services incidental to water transportation services.</li> </ul>
	N	All other Marine Facilities.
<b>Utilities</b>		
Basic Utilities	P	
Wireless Communication Facilities	Allowed	Wireless Communication Facilities are allowed, subject to SRC Chapter 703.
Drinking Water Treatment Facilities	P	
Power Generation Facilities	P	
Data Center Facilities	N	
Fuel Dealers	P	
Waste-Related Facilities	P	Recycling depots.
	C	Solid waste transfer stations.
	N	All other Waste-Related Facilities.
<b>Mining and Natural Resource Extraction</b>		
Petroleum and Natural Gas Production	C	
Surface Mining	C	
<b>Farming, Forestry, and Animal Services</b>		
Agriculture	S	Marijuana Production subject to SRC 700.034
	P	All other Agriculture
Forestry	P	
Agriculture and Forestry Services	P	
Keeping of Livestock and Other Animals	C	
Animal Services	P	
<b>Other Uses</b>		
Home Occupations	S	Home Occupations, subject to SRC 700.020.

(b) **Continued Uses.** Existing single family and two family uses ~~detached dwellings~~, other than manufactured dwellings, within the IG zone constructed prior to February 1,

1983, but which would otherwise be made non-conforming by this Chapter, are hereby deemed continued uses.

(1) Building or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 554.010(f).

(2) Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for a residential use; provided, however, conversion of the building or structure to a non-residential use shall thereafter prevent conversion back to a residential use.

**Section 11.** SRC 554.010 is amended to read as follows:

**554.010. Development Standards.** Development within the IG zone must comply with the development standards set forth in this section.

(a) **Lot Standards.** Lots within the IG zone shall conform to the standards set forth in Table 554-2.

**TABLE 554-2  
LOT STANDARDS**

<b>Table 554-2: Lot Standards</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>LOT AREA</b>		
All Uses	None	
<b>LOT WIDTH</b>		
All Uses	None	
<b>LOT DEPTH</b>		
All Uses	None	
<b>STREET FRONTAGE</b>		
	Min. 40 ft.	
Single Family	Min. 30 ft.	Applicable to lots fronting on the turnaround of cul-de-sac street or the outside curve of a curved street having a radius of 200 feet or less and a direction change of 60 degrees or more. In no case shall the lot width be less than 40 ft. at the front building setback line.
All Other Uses	Min. 16 ft.	

(b) **Setbacks.** Setbacks within the IG zone shall be provided as set forth in Tables 554-3 and 554-4.

**TABLE 554-3  
SETBACKS**

<b>Table 554-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<b>ABUTTING STREET</b>		
<b>Buildings</b>		
All uses	Min. 5 ft.	
<b>Accessory Structures</b>		
Accessory to all uses	Min. 5 ft.	Not applicable to transit stop shelters.
<b>Vehicle Use Areas</b>		
All uses	Per SRC Chapter 806	
<b>INTERIOR FRONT</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>INTERIOR SIDE</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>INTERIOR REAR</b>		
<b>Buildings</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	
<b>Accessory Structures</b>		
Accessory to all uses	Zone-to-Zone Setback (Table 554-4)	
<b>Vehicle Use Areas</b>		
All uses	Zone-to-Zone Setback (Table 554-4)	

**TABLE 554-4  
ZONE-TO-ZONE SETBACKS**

**Table 554-4: Zone-to-Zone Setbacks**

Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
EFU	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Residential Zone	Buildings and Accessory Structures	Min. 40 ft.	Type E
	Vehicle Use Areas		
Mixed-Use Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Commercial Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Public Zone	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Industrial and Employment Zone: EC, IC, IBC, and IP	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		
Industrial and Employment Zone: IG and II	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A

**Limitations and Qualifications**

(1) Zone-to-Zone setbacks are not required abutting an alley.

**(c) Lot Coverage; Height.** Buildings and accessory structures within the IG zone shall conform to the lot coverage and height standards set forth in Table 554-5.

**TABLE 554-5  
LOT COVERAGE; HEIGHT**

**Table 554-5: Lot Coverage; Height**

Requirement	Standard	Limitations & Qualifications
<b>LOT COVERAGE</b>		
<b>Buildings and Accessory Structures</b>		
All Uses	No Max.	
<b>HEIGHT</b>		
<b>Buildings</b>		
All Uses	Max. 70 ft.	
<b>Accessory Structures</b>		
Accessory to uses	Max. 70 ft.	

**(d) Landscaping.**

**(1) Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

1           **(2) Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under  
2           SRC Chapter 806 and SRC Chapter 807.

3           **(e) Industrial Performance Standards.** Within the IG zone no land or structure shall  
4           be used or occupied unless maintained and operated in continuing compliance with all  
5           applicable standards adopted by the Oregon Department of Environmental Quality  
6           (DEQ), including the holding of all licenses and permits required by DEQ regulation,  
7           local ordinance, and state and federal law.

8           **(e) Development Standards for Continued Uses.** ~~Buildings or structures housing a~~  
9           ~~continued use may be structurally altered or enlarged, or rebuilt following damage or~~  
10          ~~destruction, provided such alteration, enlargement, or rebuilding complies with the~~  
11          ~~following standards:~~

12           **(1) Buildings.** Buildings housing a continued use may be structurally altered or  
13           enlarged, or rebuilt following damage or destruction, provided such alteration,  
14           enlargement, or rebuilding ~~The altered, enlarged, or rebuilt building or structure~~  
15           ~~shall conform~~s to development standards of the Single Family Residential (RS)  
16           zone set forth in SRC Chapter 511, except the lot size and dimensions standards,  
17           and to all other applicable provisions of the UDC.

18           **(2) Accessory Structures.** Existing accessory structures to a continued use may be  
19           structurally altered or enlarged, or rebuilt following damage or destruction, and new  
20           accessory structures to a continued use may be constructed, provided such  
21           alteration, enlargement, rebuilding, or new accessory structure construction  
22           conforms to the development standards of the Single Family Residential (RS) zone  
23           set forth in SRC Chapter 511, except the lot size and dimensions standards, and to  
24           all other applicable provisions of the UDC.

25           ~~(2) Any building or structure altered or enlarged shall not exceed the square footage~~  
26           ~~and height of the original building or structure by more than 20 percent.~~

27           **(3) Option to Rebuild in Same Location.** Notwithstanding SRC  
28           554.010(f)(1)&(2), Any building or accessory structure rebuilt following damage  
29           or destruction shall may either be located on the same location on the lot as the  
30           original building or structure, or in compliance with the setbacks of the Single

1 Family Residential (RS) zone set forth in SRC 511.010(b). ~~The square footage and~~  
2 ~~height of the rebuilt building or structure shall not exceed the square footage and~~  
3 ~~height of the original building or structure by more than 20 percent.~~  
4

5 **Section 12.** SRC 617.015 is amended to read as follows:

6 **617.015. Uses.** Except as otherwise provided in this section, any use that is a permitted, special,  
7 conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or  
8 prohibited use in the Riverfront Overlay Zone.

9 (a) **Continued Uses.** Industrial uses, including but not limited to canned, frozen, and  
10 preserved fruits, vegetables, and food specialties, existing within the Riverfront Overlay  
11 Zone that were allowed as permitted, special, or conditional uses on December 1, 1998,  
12 but which would otherwise be made non-conforming uses by this Chapter, are hereby  
13 deemed continued uses. The owner shall have the burden to demonstrate continued use  
14 status under this subsection.

15 (1) A continued use may be intensified, and buildings or structures housing a  
16 continued use may be may be enlarged, rebuilt, or the exterior altered, provided  
17 such intensification, enlargement, rebuilding, or exterior alteration complies with all  
18 applicable standards of the Industrial Commercial (IC) zone.

19 (2) A continued use may be extended onto vacant land. The extension of a  
20 continued use onto vacant land must comply with all applicable standards for the  
21 Industrial Commercial (IC) zone.

22 (3) Change of use to a non-industrial use shall terminate the continued use status  
23 conferred by this subsection and the property must thereafter only be used for uses  
24 allowed in the Riverfront Overlay Zone.

25 (4) A determination by the Building Official that the building or structure housing  
26 a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall  
27 terminate the continued use status conferred by this subsection and the property  
28 may thereafter only be used for uses allowed in the Riverfront Overlay Zone.

29 (5) Continued uses are exempt from the development standards and the design  
30 review guidelines and design review standards of this Chapter. Upon termination of

continued use status, the development standards and the design review guidelines and design review standards of this Chapter shall apply.

**(b) Additional Permitted Uses.** The uses set forth in Table 617-1 are additional permitted (P) uses in the Riverfront Overlay Zone.

**TABLE 617-1  
ADDITIONAL PERMITTED USES**

<b>Table 617-1: Additional Permitted Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service</b>		
Commercial Parking	P	Only the following Commercial Parking activities are allowed as additional permitted uses: <ul style="list-style-type: none"> <li>▪ Parking structures.</li> </ul>
<b>Wholesale Sales, Storage, and Distribution</b>		
<u>Self-Service Storage</u>	<u>P</u>	<u>Self-Service Storage is allowed as an additional permitted use provided that it is located within a building or structure existing on March 1, 2016, occupies not more than 50 percent of the total building floor area, and is not located on building floors that have street-facing facades built at sidewalk grade, street grade, or any grade up to 8 feet above sidewalk or street grade.</u>

**(c) Additional Conditional Uses.** The uses set forth in Table 617-2 are additional conditional (C) uses in the Riverfront Overlay Zone.

**TABLE 617-2  
ADDITIONAL CONDITIONAL USES**

<b>Table 617-2: Additional Conditional Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<b>Lodging</b>		
Non-Profit Shelters	C	Relocation of an existing Non-Profit Shelter from the CB zone serving more than 75 people, provided the shelter continually existed in the CB zone as of September 1, 1993.

1           **(d) Additional Prohibited Uses.** In addition to the uses prohibited in the underlying  
2 zone, any permitted, special, or conditional use within the Riverfront Overlay Zone  
3 shall be a prohibited use within the overlay zone if developed with the following:

4           **(1) Drive-through.**

5           **(e) Adaptive Reuse of Existing Industrial Buildings and Structures.** In order to  
6 allow for greater flexibility in the use of existing industrial buildings and structures  
7 within the Riverfront Overlay Zone, the adaptive reuse of industrial buildings and  
8 structures existing on May 14, 2014 is allowed as set forth in this subsection.

9           **(1) Uses.** Any use within the Industrial use classification that is a permitted,  
10 special, or conditional use within the Industrial Commercial (IC) zone shall be a  
11 permitted, special, or conditional use within an existing industrial building or  
12 structure within the Riverfront High Density Residential Overlay Zone.

13           **(2) Development Standards; Design Review.** The exterior of the existing  
14 industrial building or structure may be altered, but shall not be enlarged. The  
15 exterior alteration shall comply with all applicable standards of the Industrial  
16 Commercial (IC) zone. The exterior alteration shall not be subject to the  
17 development standards, or the design review guidelines or the design review  
18 standards, of this Chapter.

19           **(3) Termination.** Adaptive reuse of an existing industrial building or structure  
20 shall terminate as provided in this paragraph. When the adaptive reuse of an  
21 existing industrial building or structure has terminated, the property shall thereafter  
22 only be used for uses allowed in the Riverfront Overlay Zone.

23           **(A)** Change of use to any use that is allowed in the Riverfront Overlay Zone  
24 shall terminate the adaptive reuse of the building or structure.

25           **(B)** Determination by the Building Official that the building or structure is  
26 derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the  
27 adaptive reuse of the building or structure.

28           **(C)** Substantial damage or destruction of the building or structure by any cause,  
29 to the extent that the cost of repair or restoration would exceed 60 percent of the  
30 building or structure replacement cost using new materials and conforming to



1 the current building codes, shall terminate the adaptive reuse of the building or  
2 structure. Cost of repair or restoration, and replacement cost, shall be  
3 determined by the Building Official. The Building Official's determination is  
4 appealable as provided in SRC 20J.240-20J.430 for contested case proceedings.  
5

6 **Section 13. Codification.** In preparing this ordinance for publication and distribution, the City  
7 Recorder shall not alter the sense, meaning, effect or substance of this ordinance, but within such  
8 limitations, may:

- 9 (a) Renumber sections and parts of sections of the ordinance;
  - 10 (b) Rearrange sections;
  - 11 (c) Change reference numbers to agree with renumbered chapters, sections or other parts;
  - 12 (d) Delete references to repealed sections;
  - 13 (e) Substitute the proper subsection, section or chapter, or other division numbers;
  - 14 (f) Change capitalization and spelling for the purpose of uniformity;
  - 15 (g) Add headings for purposes of grouping like sections together for ease of reference;
  - 16 and
  - 17 (h) Correct manifest clerical, grammatical or typographical errors.
- 18

19 **Section 14. Severability.** Each section of this ordinance, and any part thereof, is severable, and  
20 if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of  
21 this ordinance shall remain in full force and effect.

22 PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

23 ATTEST:

24  
25 City Recorder

26 Approved by City Attorney: \_\_\_\_\_  
27

28 Checked by: B. Colbourne  
29  
30