

**ORDINANCE BILL NO. 7-16**

AN ORDINANCE RELATING TO DANCE STUDIOS AND SIMILAR PHYSICAL FITNESS INSTRUCTIONAL ACTIVITIES IN THE COMMERCIAL OFFICE ZONE; REBUILDING AND CONTINUED USE OF DUPLEXES IN THE RETAIL COMMERCIAL, GENERAL COMMERCIAL, INDUSTRIAL COMMERCIAL, INDUSTRIAL PARK, AND GENERAL INDUSTRIAL ZONES; 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.
<b>Lodging</b>		

**Table 521-1: Uses**

Use	Status	Limitations & Qualifications
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.
Taxicabs and Car Services	N	

**Table 521-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
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	<u>All other Commercial Entertainment – Indoor.</u>
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	
Building and Grounds Services and Construction Contracting	N	

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**Table 521-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
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	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.
<b>Other Uses</b>		
Temporary Uses	P	Christmas tree sales, subject to SRC 701.015.

<b>Table 521-1: Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
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**

<b>Table 522-1: Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<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.
	C	Room and Board serving 6 to 75 persons.
	N	All other Room and Board.

<b>Table 522-1: Uses</b>		
<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
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.
<b>Recreation, Entertainment, and Cultural Services and Facilities</b>		
Commercial Entertainment –	C	Nightclubs, located within 200 feet of a residential zone.

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**Table 522-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
Indoor	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	
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>

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**Table 522-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
	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 Transportation Facilities	P	Transit stop shelters.
	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.



Table 522-1: Uses		
Use	Status	Limitations & Qualifications
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>
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.	
	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 CR zone shall be provided as set forth in Tables 522-3 and 522-4.

**TABLE 522-3  
SETBACKS**

<b>Table 522-3: 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.
	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.
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

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<b>Table 522-3: Setbacks</b>		
<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
		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>		
	None	Applicable to accessory structures not more than 9 ft. in height.
Accessory to Single Family	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>		
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>

**Table 522-4: 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. 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**

**Table 522-5: 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>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.	

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**(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; and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC Chapter 511.

~~**(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.~~

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

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

10                   **523.005. Uses.**

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

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14                   **TABLE 523-1**  
15                   **USES**

16                   **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	
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.

**Table 523-1: Uses**

Use	Status	Limitations & Qualifications
	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	
<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	



**Table 523-1: Uses**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<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	
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	

**Table 523-1: Uses**

Use	Status	Limitations & Qualifications
<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.
	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	

Table 523-1: Uses		
Use	Status	Limitations & Qualifications
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**

**Table 523-2: 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.	
	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**

**Table 523-3: 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 523-4)	

**Table 523-3: Setbacks**

<b>Requirement</b>	<b>Standard</b>	<b>Limitations &amp; Qualifications</b>
<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 823-4)	
<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 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	Applicable to accessory structures greater than 9 ft. in height.

**Table 523-3: Setbacks**

Requirement	Standard	Limitations & Qualifications
	ft.	
	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**

Abutting Zone	Type of Improvement	Setback <sup>(1)</sup>	Landscaping & Screening
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		
<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 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 required for setbacks or vehicular 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~~

1 shall conform to development standards of the Single Family Residential (RS)  
2 zone set forth in SRC Chapter 511, and to all other applicable provisions of the  
3 UDC, except the lot size and dimensions standards in SRC Chapter 511.

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

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

13 **(3) Option to Rebuild in Same Location.** Notwithstanding SRC  
14 523.010(e)(1)&(2), Any building or accessory structure rebuilt following damage  
15 or destruction shall may either be located on the same location on the lot as the  
16 original building or structure, or in compliance with the setbacks of the Single  
17 Family Residential (RS) zone set forth in SRC 511.010(b). ~~The square footage and~~  
18 ~~height of the rebuilt building or structure shall not exceed the square footage and~~  
19 ~~height of the original building or structure by more than 20 percent.~~

20  
21 **Section 6.** SRC 551.005 is amended to read as follows:

22 **551.005. Uses.**

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

25  
26 **TABLE 551-1**  
27 **USES**

28 **Table 551-1: Uses**

Use	Status	Limitations & Qualifications
<b>Household Living</b>		



**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
Single Family	P	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ 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).</li> <li>▪ Dwelling unit for a caretaker on the premises being cared for or guarded.</li> </ul>
	S	Manufactured home as a dwelling for a caretaker, subject to SRC 700.030.
	C	The following Single Family activities: <ul style="list-style-type: none"> <li>▪ Single family detached dwelling.</li> <li>▪ Residential Home, as defined under ORS 197.660.</li> <li>▪ Manufactured home.</li> </ul>
	N	All other Single Family.
Two Family	C	Duplex.
	N	All other Two Family.
Multiple Family	C	
<b>Group Living</b>		
Room and Board	C	Room and Board serving up 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	C	
Non-Profit Shelters	C	Non-Profit Shelters serving up to 75 persons.
	N	All other Non-Profit Shelters.
<b>Retail Sales and Service</b>		
Eating and Drinking Establishments	P	
Retail Sales	P	
Personal Services	P	
Postal Services and Retail Financial Services	P	
	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>		

**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
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	
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	

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**Table 551-1: Uses**

Use	Status	Limitations & Qualifications
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**

Requirement	Standard	Limitations & Qualifications
<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**

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



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

2 <b>Abutting Zone</b>	<b>Type of Improvement</b>	<b>Setback <sup>(1)</sup></b>	<b>Landscaping &amp; Screening</b>
3 Industrial and Employment Zone: 4 EC, IC, IBC, and IP	Buildings and Accessory Structures	None	N/A
	Vehicle Use Areas	Min. 5 ft.	Type A
5 Industrial and Employment Zone: 6 IG and II	Buildings and Accessory Structures	Min. 10 ft.	Type C
	Vehicle Use Areas		

7 **Limitations and Qualifications**

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

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

10

11 **TABLE 551-5**

12 **LOT COVERAGE; HEIGHT**

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

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

22

23 **(d) Landscaping.**

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

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

28 **(3) Development Site.** A minimum of 15 percent of the development site shall be  
29 landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter  
30

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~~  
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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 and to all other applicable provisions of the UDC,  
8 except the lot size and dimensions standards in SRC Chapter 511.

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**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
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**

<b>Use</b>	<b>Status</b>	<b>Limitations &amp; Qualifications</b>
<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>		

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

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

6 **(d) Landscaping.**

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

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

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

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

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

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

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

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

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~~  
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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 and to all other applicable provisions of the UDC,  
8 except the lot size and dimensions standards in SRC Chapter 511.

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~~ to development standards of the Single Family Residential (RS)  
16           zone set forth in SRC Chapter 511 and to all other applicable provisions of the UDC,  
17           except the lot size and dimensions standards in SRC Chapter 511.

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