

# PROPOSED LARGE LOT INDUSTRIAL ZONE

## Article I, Zoning Standards – Development Code Amendments

Development Code Amendments (new text is **red**; deleted text is ~~strikethrough~~, unless otherwise stated):

### INDUSTRIAL USE ZONES

**8.0180** Light Industrial M-1 Zone.

**8.0185** Heavy Industrial M-2 Zone.

**8.0186** Large Lot Industrial LLI Zone

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:
  - A. Minimum lot size is 50 acres.
  - B. No property that is zoned LLI can be rezoned to another city zone within ten years of the LLI designation.
  - C. Allowed uses are limited to traded sector uses per ORS 285B.280, until such time that the primary industrial user occupies the site, at that time the following uses are allowed with the following provisions:
    1. Subordinate industrial uses are allowed that rely upon and support the primary traded sector use.
    2. Service commercial uses that support the industrial uses are allowed if they are limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses, and .
    3. Retail uses are allowed only as an accessory to an industrial use and shall be limited to 5000 square feet and not more than 5% of the net developable area of the site in combination with service commercial uses.
  - D. Conceptual Phased Site Development Plan. A Conceptual Phased Site Development Plan is required as part of the Site and Design Review process in addition to the criteria and requirements outlined in Article IV of this code. In addition to the requirements outlined in Section 8.3025, the following elements shall be considered as part of the Conceptual Phased Site Development Plan:
    1. Open Space. Generally identify land provided for open space on the site.
    2. Connectivity and Trail Networks. Prepare a conceptual general transportation plan for streets, bicycle routes, and pedestrian paths. Provide a bicycle routes and pedestrian network of connectivity on the site for both utility and recreational purposes.
    3. Urban Design. Generally describe how the urban design elements (streets, open spaces, signage and architecture) are integrated and coordinated throughout the site.
    4. Analysis of Anticipated Utility Consumption by Phase. The plan shall include an analysis of the anticipated utility consumption by phase for wastewater, water, power, natural gas and any other utility infrastructure necessary to support the development.

2. **LLI Zone Uses Permitted.** The following uses are allowed outright or conditionally in the Large Lot Industrial Zone:

<b>LAND USE:</b>	<b>ZONE:</b>	<b>RESTRICTIONS AND REQUIREMENTS:</b>
<b><i>Industrially Related Uses:</i></b>	<b><i>LLI</i></b>	
Traded-Sector Uses	O	Per ORS 285B.280, traded sector means industries in which member firms sell their goods or services into markets for which national or international competition exists. This includes manufacturing, research and development, and higher education institutions.
Subordinate Industrial Uses	O	After the primary traded-sector industrial use has been sited, subordinate industrial uses are allowed. Subordinate means industries that rely upon and support the primary traded sector use.
Service Commercial Uses	O	After the primary traded-sector industrial use has been sited, service commercial uses are allowed that support the industrial uses and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses.
Service Retail Uses	O	After the primary traded-sector industrial use has been sited, retail uses are allowed as an accessory to an outright permitted or conditional use and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with service commercial uses.

O = Outright uses, C = conditional uses.

3. **Minimum Standards.** See Table D, 8.0195.

**8.0195 Table D, Minimum Standards.** The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	LLI	DOD
<b>Minimum Yard Setbacks</b>										
Front										
Local Street	10	<sup>H</sup> 5	10	10	10	10	10	10	10	2
Collector	25		25	25	25	25	25	25	25	
Arterial	50		50	50	50	50	50	50	50	
Interior Side										
Standard						<sup>D</sup> 5	<sup>F</sup> 10-15	<sup>F</sup> 10-15	10-15	
Adjacent to R-Zone	25		25	25	25					
Street Side										
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	50	50	50	50	50	50	
Rear										
Interior						<sup>D</sup> 5	10	10	10	
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	<sup>C</sup> 25/50	25	50	50	50	50	
Adjacent to R-Zone	25		25	25	25				50	
Adjacent to alley	<sup>A</sup> 10/25		<sup>A</sup> 10/25	<sup>A</sup> 10/25	<sup>A</sup> 10/25				50	
<b>Maximum Front Yard Setback</b>		<sup>I</sup> 15								10
<b>Maximum Building Height</b>	60	<sup>B</sup> 50/60	60	60	60	60	60	60	60	50/60/75
<b>Minimum Street Frontage</b>										
Standard Street	50	50	50	50	50	50	50	50	50	
Cul-de-sac	30	30	30	30	30	30	30	30	30	
<b>Minimum Landscaping</b>	15%	<sup>J</sup> 15%	15%	15%	15%	15%	15%	15%	15%	0%
<b>Maximum Lot Coverage</b>										
Non-commercial use	50%	50%		50%	50%	50%	75%	75%	75%	
Use adjacent to residential							<sup>E</sup> 60%	<sup>E</sup> 60%	60%	
<b>Minimum Lot Coverage</b>		50%								50%
<b>Minimum Lot Size *</b>									50 Acres	

\* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.

\* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone.

<sup>A</sup> A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.

<sup>B</sup> Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).

<sup>C</sup> Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.

<sup>D</sup> The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.

<sup>E</sup> No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use / residential uses.

<sup>F</sup> The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

<sup>G</sup> Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5<sup>th</sup> Street is 60 feet. The maximum building height for structures east of 5<sup>th</sup> Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

<sup>H</sup> Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

<sup>I</sup> Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

<sup>J</sup> May be met through walkways, play areas, plazas, pocket parks, and picnic areas.

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