

Planning District Objectives

This section describes the purpose of each planning district.

INDUSTRIAL PLANNING DISTRICTS:

[...]

Basalt Creek Employment District (BCE)

The purpose of this district is to implement the goals of the Basalt Creek Concept Plan, to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The emphasis of the zone is on providing a variety of light industrial uses consisting of manufacturing, warehouse, wholesale, office, and incubator space for established and emerging businesses, typically in a low-rise, flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities.

TDC 31.060. - Definitions.

[...]

Mobile Food Unit. A vehicle that is self-propelled or that can be pulled or pushed down a sidewalk, street, highway, or water on which food is prepared, processed, or converted, or which is used in selling and dispensing food to the public. Mobile Food Units include, but are not limited to, food trucks, and food carts.

Machine Shop. A machine shop consists of equipment, tools and supplies for machining, a process where materials are cut, shaped, fabricated, and finished to prepare them for use. Machine shops are used in the creation of new equipment, parts or products, as well as repairs of existing. A machine shop may store some raw materials and an inventory of finished products.

Metal Fabrication. Metal fabrication is the creation of metal products by cutting, bending and assembling processes.

CHAPTER 65 BASALT CREEK EMPLOYMENT ZONE (BCE)

TDC 65.100. Purpose.

The purpose of this district is to implement the goals of the Basalt Creek Concept Plan, to provide an environment conducive to the development and protection of employment uses that contribute to the local economy and support nearby residential uses. Such permitted uses must not cause objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, fire hazard or other wastes emanating from the property. The emphasis of the zone is on providing a variety of light industrial uses consisting of manufacturing, warehouse, wholesale, office, and incubator space for established and emerging businesses, typically in a low-rise, flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities.

TDC 65.200. Use Categories.

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- (1) *Use Categories.* Table 65-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the BCE zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 65-1 and restrictions identified in TDC 65.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.

Table 65-1
Use Categories in the
BCE Zone

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
RESIDENTIAL USE CATEGORIES		
Household Living	C (L)	Conditional uses limited to a caretaker residence when necessary for security purposes.
COMMERCIAL USE CATEGORIES		
Commercial Recreation	P (L)	Permitted uses limited to a health or fitness facility subject to TDC 65.210(1).
Eating and Drinking Establishments	P (L)	Eating and drinking establishments without drive-up or drive-through facilities subject to TDC 65.210(1).
Mobile Food Unit Development	P (L)	Subject to TDC 65.120(2).
Marijuana Facilities	P (L)	Subject to TDC Chapter 80.
Medical Office	P (L)	Subject to TDC 65.120(1).
Office	P (L)	Permitted uses limited subject to TDC 65.210(3).
Other Educational and Vocational Services	P (L)	Permitted uses limited to: <ul style="list-style-type: none">• Correspondence, trade, or vocational school subject to TDC 65.210(1);• Job training or related services subject to TDC 65.210(1).

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Retail Sales and Services	P (L)	<ul style="list-style-type: none"> • Child day care center permitted subject to TDC 34.200. • All other Retail Sales and Services uses without drive-up or drive-through facilities are permitted subject to TDC 65.210(1).
INDUSTRIAL USE CATEGORIES		
Heavy Manufacturing	P (L)	<p>Advanced manufacturing uses limited to:</p> <ul style="list-style-type: none"> • Casting or fabrication of metals, including electroplating. • Manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. Other similar advanced manufacturing uses as determined by application of TDC 31.070. • Prohibited uses include the manufacturing of: Batteries, glass, bricks, gasoline or diesel fuel, slaughterhouses, meat packing, feed lots and animal dipping, lumber mills, pulp and paper mills, concrete batching and asphalt mixing. • Permitted uses subject to Chapter 63.

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Light Manufacturing	P (L)	Trade and industrial schools limited to those whose operations are housed entirely within a building. All other uses Permitted outright except: <ul style="list-style-type: none"> • Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials. • Permitted uses subject to Chapter 63.
Wholesale Sales	P	Permitted uses subject to TDC 65.210(6) and limited to: <ul style="list-style-type: none"> • Sales of industrial products primarily sold wholesale to other industrial firms or industrial workers. • Sale or rental of machinery, equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, parts, building or office hardware and office supplies. • Sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. Sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.
Vehicle Storage	P (L)	Subject to TDC 65.120(7).
Warehouse and Freight Movement	P (L)/C	Subject to TDC 65.210(4) and (5)
INFRASTRUCTURE AND UTILITIES USE CATEGORIES		
Basic Utilities	P	—

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Greenways and Natural Areas	P	—
Public Safety Facilities	C (L)	
Transportation Facilities	P	—
Wireless Communication Facility	P (L)	Subject to maximum height and minimum setback standards defined by TDC Chapter 73F.

TDC 65.210. Additional Limitations on Uses.

- (1) *Commercial Recreation, Medical Office, Retail Sales and Services, Eating and Drinking Establishments, and/or Other Educational or Vocational Services.* Except for Child Day Care Centers, permitted uses in these categories, as specified in Table 65-1, are subject to the following additional standards.
 - (a) *Maximum Size.* The use must not exceed 5,000 square feet for any individual use or a total of 20,000 square feet of uses on the site.
 - (b) *Location Standard.* The use or uses must be located on a lot, parcel or development site that has street frontage on SW Graham's Ferry Road.
- (2) *Mobile Food Unit Development.*
 - (a) *Maximum Size.* A mobile food unit development may contain up to 10 mobile food units. Each mobile food unit must not exceed 200 square feet. The combination of mobile food units and additional structures accessory to or in support of the development must not exceed 20,000 square feet.
 - (b) *Location Standard.* One single mobile food unit development within the BCE district is allowed and must be located on a lot, parcel or development site that has at least 200 feet of frontage on SW Graham's Ferry Road.
 - (c) *Outdoor Storage.* All operations must be conducted within a structure or within an area that is screened from public view.
 - (d) *Architectural Review Required.* A mobile food unit development is subject to Architectural Review and Approval under TDC 33. Compliance with associated development standards is required.
- (3) *Offices.* Offices are a permitted use as specified below.
 - (a) *Accessory Uses to an Industrial Use.* Office uses accessory to

a permitted light manufacturing use, Wholesale Sales use and Warehouse and Freight Movement use are permitted.

- (b) *Limited Uses.* Office uses not accessory to a permitted light industrial use must not exceed 20,000 square feet on the development site.

- (4) Warehouse and Freight Movement. *All uses must be conducted wholly in conjunction with a Permitted light manufacturing use on the same lot, parcel or site, and facilitate the storage and distribution of goods produced on-site.*

- (a) *Permitted Uses.* Uses may not exceed more than 50% of the gross floor area of the Permitted light manufacturing use.

- (b) *Conditional Uses.* A conditional use permit is required for uses in excess of 200% of the gross floor area of the Permitted light manufacturing use.

- (5) Warehouse and Freight Movement.

- (a) *Permitted Uses.* Warehouse and Freight Movement uses may not exceed 35% of the gross floor area on a development site. Small sites under 9 acres in size are exempt.

- (b) *Conditional Uses.* A conditional use permit is required for uses in excess of 35% of the gross floor area of all buildings on a development site.

- (6) Wholesale Sales

- (a) *Permitted Uses.* Wholesale Sales uses may not exceed 35% of the gross floor area on a development site. Small sites under 9 acres in size are exempt.

- (b) *Conditional Uses.* A conditional use permit is required for uses in excess of 35% of the gross floor area of all buildings on a development site.

- (7) *Outdoor Uses.* All uses must be conducted wholly within a completely enclosed building, except as provided by this section.

- (a) *Permitted Uses.* Off-street parking and loading, utility facilities, wireless communication facilities, outdoor play areas of child day care centers as required by state day care certification standards, and outdoor storage occupying less than ten (10) percent of the total site area, are permitted outright as outdoor uses.

- (b) *Conditional Uses.* A conditional use permit is required for outdoor

storage activity or mechanical equipment when proposed to occupy more than ten (10) percent of the total lot area when part of and necessary for the operation of any permitted use.

- (8) *Light Manufacturing.* All uses must be conducted wholly within a completely enclosed building.
- (a) *Limitations.* Building, heating, plumbing and electrical contractor's offices, with storage of equipment or materials indoors and Trade or industrial schools where industrial vehicles and equipment are operated indoors are permitted outright.
 - (b) *Noise.* All uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 63.051.
 - (c) *Vibration.* All uses and development must comply with the City of Tualatin vibration ordinance in, TMC 63.052.
 - (d) *Air Quality.* All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality and with the City of Tualatin air quality ordinance in, TMC 63.053.
 - (e) *Odors.* All uses and development must comply with the City of Tualatin odor ordinance in, TMC 63.054.
 - (f) *Heat and Glare.* All uses and development must comply with the City of Tualatin heat and glare ordinance in, TMC 63.055.
 - (g) *Storage and Stored Materials.* All uses and development must comply with the City of Tualatin storage and stored materials ordinance in, TMC 63.056.
 - (h) *Liquid or Solid Waste Materials.* All uses and development must comply with the City of Tualatin liquid or solid waste materials ordinance in, TMC 63.057.
 - (i) *Dangerous Substances.* All uses and development must comply with the City of Tualatin dangerous substances ordinance in, TMC 63.058.
- (9) *Vehicle Storage.*
- (a) *Accessory Uses to an Office or Industrial Use.* Vehicle fleet storage uses accessory to a permitted Office, Light Manufacturing use, Wholesale Sales use and Warehouse and Freight Movement use are permitted.

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- (b) *Prohibited Uses.* All other Vehicle Storage uses are prohibited in the zone.

TDC 65.300. Development Standards.

Development standards in the BCE zone are listed in Table 65-2.

Additional standards may apply to some uses and situations, see TDC 65.310.

Table 65-2
Development Standards
in the BCE Zone

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
LOT SIZE		
Minimum Lot Size	2 acres	
Minimum Lot Size for Standalone Commercial Uses	10,000 square feet	
LOT DIMENSIONS		
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Minimum Building Setback for Yards Adjacent to Streets or Alleys	30 feet	
Minimum Building Setback for Yards Adjacent to Streets for Commercial Uses	10 feet	
Minimum Building Setback for Yards Adjacent to Residential District, south of Tonquin Loop Road	30 feet	
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys	10 feet	No minimum setback if adjacent to railroad right-of-way or spur track.
Parking and Circulation Areas Adjacent to Public Right-of-Way	20 feet	No minimum setback required adjacent to joint access approach in accordance with TDC 73C.

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Parking and Circulation Areas Adjacent to Private Property Line	10 feet	No minimum setback required adjacent to joint access approach in accordance with TDC 73C.
Fences	10 feet	From public right-of-way.
STRUCTURE HEIGHT		
Maximum Height	85 feet	Any portion of a structure within 100 feet of a residential zone shall be limited to the maximum height of that residential zone.

TDC 65.310. Additional Development Standards.

- (1) *Industrial Master Plan.* Minimum lot size, setbacks, maximum height, and other development standards may be modified by submittal of an Industrial Master Plan application. See TDC 33.050.
- (2) *Spur Rail Tracks.* Spur rail tracks are not permitted within 200 feet of an adjacent residential district.
- (3) *Wetland Conservation Lots.* Minimum lot size, width, or frontage requirement do not apply to wetland conservation lots.
- (4) *Landscape Buffer Adjacent to Residential Uses.* A minimum 10-foot-wide landscaped area, meeting the Type D standard described in Table 73B-2, must be located along property lines abutting residential zones.
- (5) *Sound Barrier Construction.* Sound barrier construction is required to mitigate the impact of noise associated with overhead doors and building mechanical equipment, including but not limited to heating, cooling, and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building. Sound barrier construction must conform to the following standards:
 - (a) *Applicability.* New construction, including additions or changes to existing facilities, must comply with the provisions of this section, as determined by the Architectural Review process. Where buildings or outdoor areas located on more than one parcel are all part of a single use as determined by the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.
 - (b) *Distance from Residential Use.* Sound barriers must be used to intercept all straight-line lateral (direct line between two points) paths of 450

feet or less between a residential property within a residential planning district and:

- (i) Any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway; or
 - (ii) Any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.
- (c) *Exemption for Existing Structures.* Where existing structures (on or off site) are located such that they will reflect sound away from residential areas and will function as a sound barrier, on-site sound barrier construction must not be required, except that at the time such structures are removed, sound barrier construction must be required.
- (d) *Design.* Sound barriers must consist of masonry walls or earth berms located so as to reflect sound away from, rather than toward, noise sensitive properties. This may include masonry wing walls attached to a building, detached masonry walls (such as the perimeter of the site), earth berms, or combinations of the three. Wing walls must be at least as tall as the tallest overhead door they are designed to screen where they meet the building. The height of the wall may be reduced along a maximum incline formed by a horizontal distance twice the vertical change in height, or 26.5 degrees from horizontal.

TDC 73B.020. - Landscape Area Standards Minimum Areas by Use and Zone.

The following are the minimum areas required to be landscaped for each use and zone:

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
(1) RL, RML, RMH, RH and RH/HR zones—Permitted Uses	None	None
(2) RL, RML, RMH, RH and RH/HR zones—Conditional Uses, except Small Lot Subdivisions	25 percent of the total area to be developed	20 percent of the total area to be developed
(3) CO, CR, CC, CG, ML, MG, <u>and BCE</u> zones except within the Core Area Parking District—All uses	15 percent of the total area to be developed	12.5 percent of the total area to be developed
(4) CO, CR, CC, CG, MUC, ML and MG zones within the Core Area Parking District—All uses	10 percent of the total area to be developed	7.5 percent of the total area to be developed
(5) IN, CN, CO/MR, MC and MP zones—All uses	25 percent of the total area to be developed	22.5 percent of the total area to be developed
(6) Industrial Business Park Overlay District and MBP—must be approved through Industrial Master Plans	20 percent of the total area to be developed	Not applicable
* For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement," the improved or unimproved wetland buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.		