

Basalt Creek Master Plan – Proposed Development Code Edits – Draft June 2026

Proposed added language **bold italics underline**. Proposed removed language ~~struck through~~.

ADMINISTRATION

Section 4.001. Definitions

The following definitions will be added or amended to this section. All subsequent definitions will be renumbered

Accessory Retail Sales. *Retail sales that are incidental and subordinate to a permitted primary use and are conducted on the same site. Accessory retail sales shall be limited primarily to goods or products manufactured, fabricated, assembled, processed, crafted, repaired, or substantially modified on the premises, and may include merchandise directly related to the primary use. Accessory retail sales are not intended to function as a stand-alone retail establishment.*

Addressing street: A major existing or planned street within the Coffee-Creek **Northwest Industrial (NWI)** Design Overlay District **Zone** as defined in Section 4.134.

Artisan Food and Beverage Production: *A craft industrial use involving the small-scale production, processing, preparation, packaging, or distribution of food and beverage products. These uses are characterized by limited-batch production, specialty or handcrafted products, and may incorporate customer-oriented activities such as tasting rooms, retail sales, demonstrations, classes, tours, and similar experiences that support the primary production use. Artisan Food and Beverage Production does not include large-scale food processing, regional distribution centers, or industrial-scale manufacturing operations.*

Contractor Establishment: *A site used for the storage, maintenance, dispatch, and staging of equipment, vehicles, tools, and materials associated with construction and contracting activities. Such uses are characterized by the active deployment of personnel, equipment, and materials to off-site work locations and may include offices, workshops, maintenance facilities, storage buildings, and outdoor storage yards.*

Craft Studio. *A facility used for the creation, production, fabrication, assembly, repair, or finishing of handcrafted or small-batch goods by artists, artisans, designers, or skilled tradespersons. Uses may include studios, workshops, demonstration areas, classrooms, and limited accessory retail sales of goods produced on-site.*

Direct-to-Consumer (DTC) E-commerce Fulfillment or Logistics: *A light industrial use involving the receipt, storage, sorting, packaging, and shipment of goods directly to individual consumers, typically in response to online, catalog, or similar retail purchases. Such uses are characterized by high volumes of small-package outbound deliveries and frequent last-mile distribution activity and are distinct from traditional wholesale warehousing and distribution facilities that primarily serve commercial customers or retail establishments.*

Home Business: A business operating from a dwelling unit that does not meet the definition of a "Home Occupation" listed below. Short-term rental of a dwelling unit or portion thereof where the operator does not live on the same lot is a home business. A home business requires a conditional use permit,

except in the Craft Industrial (CI) Zone which allows a home business outright as a typically permitted use (see Section 4.137(.03)A.).

Incubator. A building or portion of a building that provides flexible workspace, shared facilities, and common support services for multiple startup or early-stage businesses. Incubators may include offices, workshops, laboratories, production areas, shared equipment, meeting rooms, and similar spaces intended to support entrepreneurship, product development, innovation, fabrication, or small-scale manufacturing.

Industrial Services: Establishments that provide repair, maintenance, testing, fabrication, installation, technical support, or other services for industrial equipment, products, facilities, or operations.

Innovation Hub. A facility that brings together businesses, entrepreneurs, researchers, educational institutions, investors, or other organizations to support collaboration, research, product development, technology commercialization, workforce development, or entrepreneurial activities. Innovation hubs may include offices, laboratories, meeting spaces, classrooms, collaborative workspaces, and shared support facilities.

Light Manufacturing: Low- to moderate-impact industrial, manufacturing, processing, and assembly uses that exhibit benign external characteristics compatible with the character and overall design of a Residential Village environment.

A manufacturing, processing, fabrication, assembly, and/or packaging, that occurs primarily within enclosed buildings where the primary activity is the conversion of raw materials or parts into finished products and produces minimal noise, vibration, dust, odor, glare, hazardous materials, or other off-site impacts. Typical uses may include the production of consumer goods, electronics, food products, apparel, furniture, and similar products. In Residential Village, exhibits benign external characteristics compatible with the character and overall design of the Village zone.

Master Plan: A plan with a series of detailed components covering one or more distinct areas. **For example see:**

- See-Villebois Village Master Plan.
- See-Coffee Creek Design Overlay District **Master Plan.**

Maker Space. A shared workspace that provides access to tools, equipment, technology, and work areas for individuals or businesses engaged in designing, prototyping, fabricating, repairing, or producing products. Maker spaces may include workshops, fabrication equipment, digital manufacturing technologies, classrooms, and collaborative work areas.

Micro-Mobility Vehicle. A small, lightweight vehicle designed for individual transportation that is powered by human power, electric power, or a combination of both, and is intended for use on streets, bicycle facilities, shared-use paths, or other designated transportation facilities. Micro-mobility vehicles include, but are not limited to, bicycles, electric bicycles, electric scooters, cargo bicycles, and similar devices intended for short-distance travel.

Parcel: (1) A unit of land resulting from a partition and (2) Within the Coffee Creek Industrial Design Overlay District **Northwest Industrial Zone,** areas bounded by addressing streets, supporting streets and/or through connections are defined as a parcel.

Pattern Book: An illustrative document that depicts the site development, landscaped design, and/ or architectural character of a proposed development. **For example see:**

- See Section 4.125.15, Pattern Book for projects in Villebois.
- See Section 4.134(.06) **FD,** Pattern Book for projects in the **Northwest Industrial (NWI) Zone.** Coffee Creek Design Overlay District.

Professional—Type Services: Services catering to daily customers in an office setting A "professional type service" shall include activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist, teacher, real estate and insurance sales.

Regulating Plan: A plan that organizes the system of existing and future streets and multi-use paths within the Coffee Creek Industrial Design Overlay District Northwest Industrial (NWI) Zone.

Retail. A commercial use engaged primarily in selling, leasing, renting, displaying, or distributing goods, merchandise, or products directly to consumers or end users. Retail uses may include customer service, product demonstration, order pickup, and other activities customarily associated with the direct sale of goods, but do not include manufacturing, fabrication, processing, warehousing, or wholesale distribution as the primary use.

Service Commercial: – Establishments providing commercial services catering to daily customers, such as automobile service stations, automobile repair, salons, banking, dry cleaners, laundromats, studios, pet services, equipment rental, and self-storage.

Supporting streets: New streets within the Coffee Creek Northwest Industrial Design Overlay District (NWI) Zone, which may be located within public rights-of-way or public easements.

Through connections: New streets, multi-use paths, or streets that combine characteristics of local streets and multi-use paths. They are located within the Coffee Creek Northwest Industrial Design Overlay District (NWI) Zone and may be located within public rights-of-way or public easements.

*****No additional changes proposed in this section*****

Section 4.030. Jurisdiction and Powers of Planning Director and Community Development Director.

(.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

- A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal by anyone other than the applicant or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:
 1. Minor site clearing and grading, prior to the approval of a Site Development Plan, provided that:
 - a. No clearing or grading occurs within the Significant Resource Overlay Zone. Clearing or grading in the Significant Resource Overlay Zone shall require, at a minimum, approval of a Class II permit through the procedures specified below;
 - b. No clearing or grading occurs within 25 feet of an area that has been identified by the City as a wetland;
 - c. Not more than three trees are proposed to be removed;
 - d. No fill or removal is proposed;
 - e. Adequate measures are utilized to control erosion and runoff from the site and that the applicant will submit a final Site Development application within seven days of submitting the minor site grading application. All grading activities require compliance with the requirements of the applicable building code and City Public Works standards.
 2. Class I Sign Permits, and Temporary Sign Permits for 30 days or less.

3. Architectural, landscape, tree removal, grading and building plans that substantially conform to the plans approved by the Development Review Board and/or City Council. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.
4. Building permits for single family dwellings, middle housing, and in the Village zone, row houses or apartments, meeting zoning requirements and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.
5. Lot line adjustments, where none of the lots increase in area by 50 percent or more, subject to the standards specified in Section 4.233.
6. A temporary use permit for not more than 30 days. Permitted days may or may not be consecutive, but shall not exceed 30 days within the calendar year for which the permit was applied. Temporary use permits are subject to the following standards:
 - a. The applicant has the written permission of the property owner to use the site;
 - b. The proposed use will not create an obstruction within a sight vision clearance area that would impair the vision of motorists entering onto or passing by the property;
 - c. Adequate parking is provided;
 - d. Signs shall meet the standards of Section 4.156.09; and
 - e. The proposed use has the approval of the Fire Marshal.
7. Determination that an existing use or structure is a non-conforming use or non-conforming structure, as defined in this Code. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the history of the property, choose to process such determinations through the Class II procedures below.
8. Actions taken subject to Site Development Permits which have been approved by the appropriate decision-making body of the City.
9. Final plats for condominiums, subdivisions, or partitions that are substantially the same as tentative plats approved by the City and which are submitted for review and signature prior to recordation with the appropriate county.
10. Type A tree removal permits as provided in Section 4.600.
11. Determination, based upon consultation with the City Attorney, whether a given development application is quasi-judicial or legislative. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the nature of the application, choose to process such determinations through the Class II procedures below.
12. Expedited land divisions and middle housing land divisions requiring expedited review under state law. Applications for expedited land divisions and middle housing land divisions requiring expedited review under state law, as provided for in Section 4.232 of this Code and ORS Chapter 197 shall be processed without public hearing, and shall be subject to appeal through the special appeal procedures specified in Section 4.232.
 - a. Authority of Planning Director. The Planning Director shall have authority to review applications for expedited land divisions and middle housing land divisions requiring expedited review under state law and to take action approving, approving with conditions, or denying such applications, based on findings of fact.
 - b. Tentative Plat Requirements for Expedited Land Divisions and middle housing land divisions requiring expedited review under state law. Tentative plats and all other application

requirements for expedited land divisions and middle housing land divisions requiring expedited review under state law shall be the same as for other forms of land divisions, except as those requirements are specifically altered by the Oregon Revised Statutes.

- c. Administrative Relief Not Available. In taking action on an application for an expedited land division or middle housing land divisions requiring expedited review under state law, the Planning Director is not authorized to grant Variances or waivers from the requirements of the Code.
- d. Residential Areas Only. As specified in ORS 197, expedited land divisions shall only be approved in areas zoned for residential use.

13. Development approval extensions as provided in Section 4.023.

- B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as specified in Section 4.022 and noted below. Class II residential development applications shall be processed without a public hearing. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board (as applicable) for a hearing:

- 1. Minor alterations to existing buildings or site improvements of less than 25 percent of the previous floor area of a building, but not to exceed 10,000 square feet. Minor modifications to approved Architectural and Site Development Plans may also be approved, subject to the same standards.
- 2. Residential accessory buildings or structures with less than 120 square feet of floor area located within the Willamette River Greenway Boundary pursuant to Section 4.500 and subject to the flood plain development standards of Section 4.172. Approval of such accessory structures in the Greenway shall be based on all of the following findings of fact:
 - a. The building or structure is located so that the maximum amount of landscape area, open space and/or vegetation is provided between the river and the building;
 - b. Public access to the river is preserved or is provided in accordance with an approved and adopted plan; and
 - c. That the change of use, intensification of use, or development will be directed away from the river to the greatest possible degree while allowing a reasonable use of the property.
- 3. Written interpretations of the text or maps of this Code, the Comprehensive Plan or sub elements of the Comprehensive Plan, subject to appeal as provided in Section 4.022. The Planning Director may review and interpret the provisions and standards of Chapter 4 (Planning) of the Wilsonville Code upon receiving the required filing fee along with a specific written request. The Director shall publish and mail notice to affected parties and shall inform the Planning Commission and City Attorney prior to making a final written decision. The Director's letter and notice of decision shall be provided to the applicant, the Planning Commission, the City Council, and City Attorney and the notice shall clearly state that the decision may be appealed in accordance with Section 4.022 (Appeal Procedures). A log of such interpretations shall be kept in the office of the Planning Department for public review.
- 4. A permit to locate an accessory use on a lot adjacent to the site of the principal use.
- 5. Residential subdivisions, subdivisions located within the Northwest Industrial Zone ~~Coffee Creek Industrial Design Overlay District~~, and land partitions, other than expedited land divisions, pursuant to Section 4.210. Approval shall be based on all of the following findings of fact:
 - a. The applicant has made a complete submittal of materials for the Director to review, as required in Section 4.210;

- b. The proposed plan meets the requirements of the Code regarding minimum lot size and yard setbacks;
 - c. The approval will not block the orderly development of any adjoining property or access thereto;
 - d. The public right-of-way bordering the lots or parcels will meet City standards;
 - e. Any required public dedications of land have been approved for acceptance by the City and will be recorded with the County at the time of final plat approval;
 - f. Adequate easements are proposed where an existing utility line crosses or encroaches upon any other parcel to be created by the partition;
 - g. All public utilities and facilities are available or can be provided prior to the issuance of any development permit for any lot or parcel; and
 - h. Roads extended or created as a result of the land division will meet City standards.
6. Decisions on the following:
- a. Lot line adjustments, where any of the lots increase by more than 50 percent in area, subject to the provisions of Section 4.233.
 - b. Temporary use permits for periods exceeding 30 days but not more than 120 days. Permitted days may or may not be consecutive, but shall not exceed 120 days within the calendar year for which the permit was applied. Temporary use permits may allow specific activities associated with the primary use or business located on the property for up to 120 days provided that:
 - i. the property owners have given written permission;
 - ii. no structure, sign or any other object shall exceed 20 feet in height;
 - iii. adequate parking is provided in designated spaces;
 - iv. signs shall meet the standards of Section 4.156.09;
 - v. electrical and building permits are obtained as required;
 - vi. undue traffic congestion will not result and, if traffic congestion is expected, a traffic control plan is submitted along with the application that identifies the traffic control procedures that will be used;
 - vii. the activity and/or use shall not unduly interfere with motorists driving on adjacent roads and streets, including I-5; and
 - viii. public notice has been provided and the comments of interested parties have been considered in the action that has been taken;
 - ix. the proposed use will not create an obstruction within a sight vision clearance area that would impair the vision of motorists entering onto or passing by the property; and
 - x. the proposed use has the approval of the Fire Marshal.
7. Solar access permits, as specified in Section 4.137.3.
8. Class II Sign Permits.
9. Site design review, as authorized in Section 4.400 for residential development or properties located within the **Northwest Industrial (NWI) Zone**, ~~Coffee Creek Design Overlay District~~, which satisfy all applicable standards and adjustment criteria in Section 4.134.10.

10. Review of Stage I and Stage II Planned Development applications for properties located within the NWI Zone, which satisfy all applicable standards and adjustment criteria in Section 4.134.
11. Review of Stage I and Stage II Planned Development applications for residential development which satisfy all applicable standards.
- ~~12.~~ 11. Type B tree removal permits as provided in Section 4.600.
- ~~13.~~ 12. Type C tree removal permits as provided in Section 4.600 for properties located within the **Northwest Industrial Zone** ~~Coffee Creek Industrial Design Overlay District~~ or associated with applications for residential development.
- ~~14.~~ 13. Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site Design Review, meeting clear and objective zoning, siting, and design standards, and located on lots that have previously been legally created.
- ~~15.~~ 14. **Waivers, refinements, and variances for residential development subject to the criteria in Sections 4.119, 4.125, and 4.196.**
- ~~16.~~ 15. **Zone Map Amendments that increase density for residential development.**

*****No additional changes proposed in this section*****

Section 4.110. Zoning—Zones.

(.01) The following Base Zones are established by this Code:

- A. Residential Agricultural H Holding, which shall be designated "RA-H".
- B. Residential, which shall be designated "R".
- C. Planned Development Residential, which shall be designated "PDR," and further divided into:
 - PDR-1
 - PDR-2
 - PDR-3
 - PDR-4
 - PDR-5
 - PDR-6
 - PDR-7
- D. Planned Development Commercial, which shall be designated "PDC."
- E. Planned Development Industrial, which shall be designated "PDI."
- F. Public Facility, which shall be designated "PF."
- G. Public Facility - Corrections, which shall be designated "PF-C."
- H. Village, which shall be designated "V".
- I. Residential Neighborhood, which shall be designated "RN". The RN ~~zone~~ **Zone** is a Planned Development Residential zone.
- J. Town Center, which shall be designated "TC". The TC ~~zone~~ **Zone** is a Planned Development zone.
- K. Craft Industrial (CI), which shall be designated "CI". The CI Zone is a Planned Development zone.**

L. Northwest Industrial (NWI), which shall be designated "NWI". The NWI Zone is a Planned Development zone.

- (.02) The following Overlay Zones, to be used in combination with the underlying base zones, are established by this Code.
- A. Solar-Friendly (S) overlay zone;
 - B. Screening and Buffering (SB) overlay zone; **and**
 - C. Old Town (O) overlay zone; ~~and~~
 - D. ~~Coffee Creek Industrial Design Overlay District (CCDOD).~~
- (.03) The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.
- (.04) The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.
- (Ord. No. 557, 9-5-2003; Ord. No. 806, 7-17-2017; Ord. No. 812, 2-22-2018; Ord. No. 835, 6-5-2019)

*****No additional changes proposed in this section*****

Section 4.117. Standards Applying to Industrial Developments in any Zone.

- (.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4. 135 (.05) (PDI-Zone).
- (.01) Performance Standards. If not otherwise specified in the Planning and Development Code, all industrial developments, uses, or activities are subject to the following performance standards. These standards are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.**
- A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design Review, or Administrative Review.**
 - B. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.**
 - C. Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.**
 - D. Any open storage shall comply with the provisions of Section 4.176, and this Section.**
 - E. No building customarily used for night operation, such as a baker, bottling and distribution plant or other similar use, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.**
 - F. Heat and Glare:**
 - 1. Operations producing heat or glare shall be conducted entirely within an enclosed building.**
 - 2. Exterior lighting on private property shall be screened, baffled, or otherwise directed away from adjacent residential properties. This is not intended to apply to street lighting.**

G. *Dangerous Substances. Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.*

H. *Liquid and Solid Wastes:*

1. *Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.*
2. *Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.*
3. *No connection with any public sewer or public stormwater system shall be made or maintained in violation of applicable City or State standards.*
4. *No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer or public stormwater system in violation of applicable City or State standards.*
5. *All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.*
6. *All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary public sewer and stormwater sewer discharges.*

I. *Noise. Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.*

J. *Electrical Disturbances. Except for electrical facilities wherein the City is pre-empted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.*

K. *Discharge Standards. There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.*

L. *Open burning is prohibited.*

M. *Material Outdoor Storage:*

1. *Outdoor ~~material~~ storage must be maintained in an orderly manner at all times.*
2. *Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.*
3. *Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.*

N. *Landscaping:*

1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.
2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion, cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.
3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

*****No additional changes proposed in this section*****

Section 4.130 CI—Craft Industrial Zone.

- (.01) Purpose. The purpose of the Craft Industrial (CI) Zone is to support a diverse range of small-scale industrial and creative enterprises such as incubators, craft and artisan studios, innovation hubs, and maker spaces. It may also include limited residential and commercial uses accessory to the typically permitted uses that serve as a transition to and support more intense urban uses nearby.
- (.02) The CI Zone is a Planned Development Zone, subject to applicable Planned Development regulations (see Sections 4.118 and 4.140). Where conflicts occur between these standards and other Development Code regulations or other ordinances, the provisions of this Section shall apply.
- (.03) Uses that are typically permitted:
- A. Home Businesses that include any of the uses listed below.
 - B. Business-Integrated Dwelling Units (BIDU) and Live-Work Dwelling Units (LWDU).
 - C. Studios and Creative Workspaces.
 - D. Artisan Food and Beverage Production and Food-Related Businesses, with or without accessory on-site tasting rooms or eateries subject to the limitations for Retail and Service Commercial Uses of Subsection 4.130.
 - E. Craft and Specialty Manufacturing, including the processing, packaging, and/or assembly of artisan goods and handcrafted items.
 - F. Custom Fabrication and Printing Services, including sign fabrication.
 - G. Small-scale Light Manufacturing and Assembly of small machinery and appliances, micro-mobility vehicles, precision tools, or other electrical or mechanical items.
 - H. Industrial Office and Laboratory Uses, including research, development, testing, or product training and support.
 - I. Repair, Finishing, and Testing Services of products manufactured or assembled within the zone.
 - J. Service Commercial and Professional Services uses shall not exceed 5,000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.
 - K. Retail and Service Commercial Uses, limited to 5,000 square feet of indoor and outdoor sales, service or inventory storage area.

L. Accessory Uses, including buildings and structures customarily incidental and subordinate to any permitted use.

M. Other Similar Uses, as determined by the Planning Director to be consistent with the purpose of the CI Zone.

(.04) Performance Standards. The performance standards of Section 4.117(.01) apply to all industrial properties and sites within the CI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.

(.05) Design and Development Standards:

A. The standards of Section 4.134(.11), Development Standards Table, excepting the front yard setback provisions, for properties with frontage on SW Boones Ferry Road located north of SW Day Road, where the setback standards of Section 4.130(08) shall apply; or

B. The standards of the PDC zone, Section 4.131(.03), for all other properties.

(.07) Block and access standards. The CI zone shall be subject to:

A. The block and access standards of Section 4.134(.10), Development Standards Table, for properties with frontage on SW Boones Ferry Road located north of SW Day Road; or

B. The block and access standards of the PDC zone, Section 4.131(.03), for all other properties.

(.08) Other Standards:

A. Minimum Individual Lot Size. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

B. Maximum Lot Coverage. No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

C. Minimum Front Yard Setback. None required except when front yard abuts a more restrictive district, in which case the front yard setback shall be a minimum of half the same and a maximum of the same as the abutting district. Except as otherwise provided for properties with frontage on SW Boones Ferry Road located north of SW Day Road, structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City Transportation System Plan (TSP).

D. Minimum Rear and Side Yard Setback. None required except when rear and side yards abut a more restrictive district, in which case setbacks shall be the same as the abutting district. Except as otherwise provided for properties with frontage on SW Boones Ferry Road located north of SW Day Road, structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City TSP.

E. No setback is required when side or rear yards abut a railroad siding.

F. Corner Vision. Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.

****No additional changes proposed in this section****

Section 4.134. ~~Coffee Creek Industrial Design Overlay District~~ Northwest Industrial (NWI) Zone.

(.01) *Purpose.* The Coffee Creek Industrial Design Overlay District (Coffee Creek DOD) is an overlay district within the Planned Development Industrial—Regionally Significant Industrial Area (RSIA) Zone ~~Section 4.135.5.~~ The purpose of this Coffee Creek DOD ~~the Northwest Industrial (NWI) Zone~~ is to implement the Coffee Creek Industrial Area Master Plan (2007) and Basalt Creek Master Plan (2026) by establishing standards for street design and connectivity, site design and circulation, building form, and building architecture and landscape for all development located within the master planned areas. These standards are intended to result in:

- A. An industrial district featuring cohesive and high-quality site, landscape, and building design that is well integrated with adjacent streetscapes and other public spaces.
- B. A multi-modal transportation network accommodating pedestrians, bicyclists, transit riders, motorists, and freight in the context of a modern industrial district.
- C. Preservation of trees and natural features.
- D. Minimization of adverse impacts to adjacent properties from development that detracts from the character and appearance of the area.
- E. Minimization of the off-site visibility of vehicular parking, circulation and loading areas.
- F. Creation of a pleasant and functional industrial district for employees and visitors.
- G. A predictable and timely process for reviewing industrial development applications.

(.02) *Applicability.* The Coffee Creek DOD shall apply to all properties within the Coffee Creek Industrial Area Master Plan as shown in the Regulating Plan (Figure CC-1). The provisions of this section shall apply to: The NWI Zone shall apply to all properties within the Coffee Creek Industrial Area Master Plan and Basalt Creek Master Plan areas as shown in the Regulating Plan (Figure NWI-2).

- A. All new building construction.
- B. Any exterior modifications to or expansions of existing, non-residential buildings, ~~subject to Section 4.134(.03).~~
- C. All development of site improvements, including but not limited to, new paved parking lots, outdoor storage, display areas, signs, and landscaping.
- D. ~~All building expansions greater than 1,250 square feet.~~

(.03) *Subdistricts.* The NWI Zone includes four subdistricts (Figure NWI-1): ~~Exceptions.~~ This section does not apply to the following:

- A. ~~Maintenance of the exterior of an existing industrial/employment structure, such as painting to an approved color palette, reroofing, or residing with the same or similar materials.~~
- B. ~~Interior remodeling.~~
- C. ~~Maintenance of existing dwellings and accessory buildings.~~
- D. ~~Maintenance of agricultural buildings.~~
- A. Coffee Creek. Properties in the Coffee Creek Master Plan area located south of SW Day Road.
- B. High-Tech Employment. Properties located in the Basalt Creek Master Plan area north of SW Day Road south of the Light Industrial subdistrict, and east of SW Boones Ferry Road.
- C. Light Industrial. Properties located in the Basalt Creek Master Plan area north of SW Clay Street west of SW Grahams Ferry Road, and north of the High-Tech Employment subdistrict east of SW Grahams

Ferry Road to the western boundary of properties along Boones Ferry Road in the Craft Industrial (CI) Zone.

- D. West Railroad. Properties located in the Basalt Creek Master Plan area west of the Portland and Western Railroad tracks and south of Tonquin Road and the Basalt Creek Parkway.**

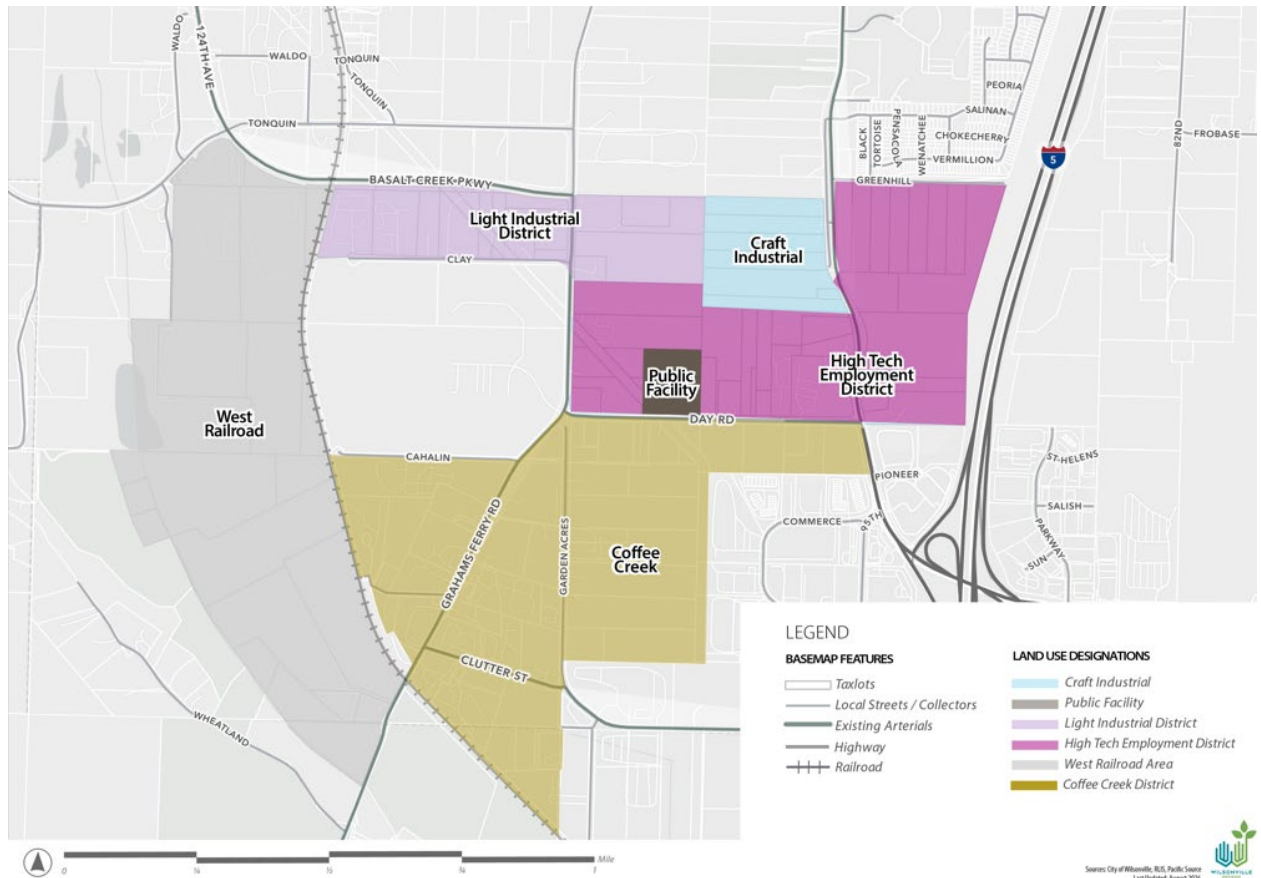


Figure ~~CC-1~~ **NWI-1**. Subdistricts

(.04) *Uses that are Allowed:* ~~The uses permitted shall be governed by Section 4.135.5(.03).~~

Table NWI-1. Allowed Uses

Abbreviations: <u>A</u> Allowed <u>R</u> Allowed with Restrictions <u>C</u> Conditional <u>P</u> Prohibited				
<u>Subdistricts:</u>	<u>Coffee Creek Subdistrict</u>	<u>High-Tech Employment Subdistrict</u>	<u>Light Industrial Subdistrict</u>	<u>West Railroad Subdistrict</u>
<u>See Figure NWI-1</u>	<u>Properties in the Coffee Creek Master Plan area located south of SW Day Road</u>	<u>North of SW Day Road, south of the Light Industrial subdistrict, and east of SW Boones Ferry Road</u>	<u>North of SW Clay Street, west of SW Grahams Ferry Road, and north of the High-Tech Employment subdistrict east of SW Grahams Ferry Road to the western boundary of the Craft Industrial (CI) Zone</u>	<u>West of the Portland and Western Railroad tracks and south of Tonquin Road and the Basalt Creek Parkway.</u>
<u>Use</u>	<u>Coffee Creek Subdistrict</u>	<u>High-Tech Employment Subdistrict</u>	<u>Light Industrial Subdistrict</u>	<u>West Railroad Subdistrict</u>
<u>Manufacturing, Processing, Assembly, and Packaging of products.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Fabrication.</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Repair, Finishing, and Testing of products manufactured or fabricated within the zone.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Research and Development.</u>	<u>R</u> <u>No single building on a site dedicated to this use may be less than 75,000 square feet in size. This use is also allowed as an accessory use to a primary use without the same minimum size requirement.</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Laboratories.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Residential Hospital:</u> <u>A live-in healthcare facility where patients stay full-time to receive medical care, or similar hospital uses, where daily trips to and from the facility are almost entirely caused by employees.</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>
<u>Warehousing and Distribution, except Direct to Consumer (DTC) E-commerce Fulfillment or Logistics.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Direct-to-Consumer (DTC) E-commerce Fulfillment or Logistics.</u>	<u>P</u>	<u>P</u>	<u>R</u> <u>On-site customers limited to 5% of trips. No more than 5,000 square feet may be dedicated to daily consumer pick-up including the area dedicated to inventory storage for customer pick-up. No in-store shopping. No grocery or fresh goods. No single building on a site may exceed 150,000 square feet in size. Any delivery vehicles, including light-duty vehicles, shall be kept in a screened storage area.</u>	<u>R</u> <u>On-site customers limited to 5% of trips. No more than 5,000 square feet may be dedicated to daily consumer pick-up including the area dedicated to inventory storage for customer pick-up. No in-store shopping. No grocery or fresh goods. No single building on a site may exceed 150,000 square feet in size. Any delivery vehicles, including light-duty vehicles, shall be kept in a screened storage area.</u>
<u>Industrial Services.</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>
<u>Motor Vehicle Services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

<u>Use</u>	<u>Coffee Creek Subdistrict</u>	<u>High-Tech Employment Subdistrict</u>	<u>Light Industrial Subdistrict</u>	<u>West Railroad Subdistrict</u>
<u>Specialty Automotive Services.</u>	<u>P</u>	<u>P</u>	<u>R</u> <u>Limited to processing that generally takes more than 48 hours and customer interaction area of not more than 5,000 square feet.</u> <u>Does not include typical maintenance or mechanical repair of light-duty vehicles done at quick lube, auto mechanics, or similar commercial service facilities catering to motor vehicles.</u> <u>All equipment or vehicles being processed and waiting for processing or pickup shall be kept inside a building or in screened storage areas.</u>	<u>R</u> <u>Limited to processing that generally takes more than 48 hours and customer interaction area of not more than 5,000 square feet.</u> <u>Does not include typical maintenance or mechanical repair of light-duty vehicles done at quick lube, auto mechanics, or similar commercial service facilities catering to motor vehicles.</u> <u>All equipment or vehicles being processed and waiting for processing or pickup shall be kept inside a building or in screened storage areas.</u>
<u>Corporate Headquarters.</u>	<u>R</u> <u>Must have more than 20 employees.</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Office Complex-Technology, other than Call Center or Data Center.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Call Center.</u>	<u>R</u> <u>Must have more than 20 employees.</u>	<u>R</u> <u>Must have more than 20 employees.</u>	<u>A</u>	<u>A</u>
<u>Data Center.</u>	<u>R</u> <u>Only allowed as an accessory use and limited to maximum of 25,000 square feet on a site.</u>	<u>R</u> <u>Only allowed as an accessory use and limited to maximum of 25,000 square feet on a site.</u>	<u>R</u> <u>Only allowed as an accessory use and limited to maximum of 25,000 square feet on a site.</u>	<u>R</u> <u>Only allowed as an accessory use and limited to maximum of 25,000 square feet on a site.</u>
<u>Training Facilities and Vocational Schools providing education to meet industrial workforce needs.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Public Facilities.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Residential use.</u>	<u>R</u> <u>Shall not exceed 10 percent of total floor area.</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Uses, Buildings and Structures customarily incidental to any permitted use.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Temporary Buildings or Structures for uses incidental to construction work.</u>	<u>R</u> <u>Structures shall be removed within 30 days of completion or abandonment of construction work.</u>	<u>R</u> <u>Structures shall be removed within 30 days of completion or abandonment of construction work.</u>	<u>R</u> <u>Structures shall be removed within 30 days of completion or abandonment of construction work.</u>	<u>R</u> <u>Structures shall be removed within 30 days of completion or abandonment of construction work.</u>
<u>Expansion of a Building, Structure or Use approved prior to October 25, 2004 of up to 20 percent additional floor area and/or ten percent additional land area.</u>	<u>A</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Similar Uses to those listed as typically allowed.</u>	<u>R</u> <u>Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.</u>	<u>R</u> <u>Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.</u>	<u>R</u> <u>Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.</u>	<u>R</u> <u>Must be substantially similar as determined by the Planning Director and meet any restrictions of similar uses.</u>
<u>Any use allowed in the PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use, planned and developed in a manner consistent with the purposes and objectives of Section 4.130 to 4.140, and subject to the following criteria:</u>				
<u>Professional Office accessory to and occupying a smaller square footage than the primary use.</u>	<u>R</u> <u>Not to exceed 20 percent of total floor area within a site.</u>	<u>R</u> <u>Not to exceed 30 percent of total floor area within a site.</u>	<u>R</u> <u>Not to exceed 30 percent of total floor area within a site.</u>	<u>R</u> <u>Not to exceed 30 percent of total floor area within a site.</u>
<u>Professional Services or Service Commercial with regular customers (daily or more than 3 per week) including small medical/dental offices.</u>	<u>R</u> <u>Not to exceed 3,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>R</u> <u>Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>R</u> <u>Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>R</u> <u>Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>

<u>Use</u>	<u>Coffee Creek Subdistrict</u>	<u>High-Tech Employment Subdistrict</u>	<u>Light Industrial Subdistrict</u>	<u>West Railroad Subdistrict</u>
<u>Retail use including indoor and outdoor sales, service or inventory storage area</u>	<u>$\bar{R}$ Not to exceed 3,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>$\bar{R}$ Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>$\bar{R}$ Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>$\bar{R}$ Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>
<u>Combined Professional Services, Service Commercial, and Retail uses including indoor and outdoor sales, service or inventory storage area</u>	<u>$\bar{R}$ Not to exceed 3,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>$\bar{R}$ Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>$\bar{R}$ Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>	<u>$\bar{R}$ Not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.</u>

(.05) *Prohibited Uses*: The uses prohibited shall be governed **by Table NWI-1** and [Section 4.135.5\(.04\)](#).

(.06) ~~Overview of Coffee Creek DOD Standards:~~ **Overview of Northwest Industrial Zone Standards:**

- A. *Section 4.134(.09) Regulating Plan*. The Regulating Plan organizes all existing and future streets, drives, and shared-use paths within the ~~Coffee Creek Industrial Area~~ **NWI Zone** into a hierarchy of Addressing Streets, Supporting Streets and Through Connections.
- B. *Section 4.134(.10) Connectivity Standards*:
 - 1. New Supporting Streets and Through Connections are required within the ~~Coffee Creek DOD~~ **NWI Zone** to meet Connectivity Requirements as shown on Figure ~~CC-4~~ **NWI-5**.
 - 2. The Street Types specify the cross sections for each of the street and shared-use path types within the Regulating Plan. These cross section specifications apply to both existing and proposed new streets. A range of cross sections for Supporting Streets and Through Connections is permitted and detailed in Figures ~~CC-2 and CC-3~~ **NWI-3 and NWI-4**.
- C. *Section 4.134(.11) Development Standards Table*:
 - 1. The Development Standards Table provides an overview of all applicable development standards. The development standards for any given parcel are determined by the existing or future street or shared-use path type on which the parcel fronts, as detailed in Table ~~CC-1~~ **NWI-2**.
 - 2. Areas bounded by new Supporting Streets and Through Connections are designated as Parcels and are required to comply with Development Standards governing site design, building orientation and frontage. The development standards for site design, building façade and landscape design are intended to work in tandem with the street types to create a cohesive and unified public realm.
 - 3. Adjustments to Development Standards may be granted by the Planning Director for quantifiable provisions, as noted in Tables ~~CC-1 through CC-4~~ **NWI-2 through NWI-5**, if the Planning Director finds that the adjusted Development Standard will perform as well as the Development Standard.
- D. ~~Coffee Creek DOD Pattern Book~~ **NWI Zone Pattern Book**. ~~The Coffee Creek DOD Pattern Book~~ **The NWI Zone Pattern Book** provides supplemental design guidelines, which are intended to allow more flexibility in design than the Development Standards while satisfying the purpose of the ~~Coffee Creek DOD~~ **NWI Zone**.

(.07) *Review Process*. Development applications shall follow the application review process described in:

- A. *Section 4.197 Zone Changes and Amendments*.
- ~~B. *Section 4.198 Comprehensive Plan Changes*.~~
- ~~CB.~~ *Section 4.700 Annexation and Urban Growth Boundary Amendments*.
- ~~DC.~~ *Section 4.140 Planned Development Regulations*.

(.08) *Waivers*. The Development Review Board may waive standards as listed in Section 4.134(.11), consistent with the provisions of Section 4.119.

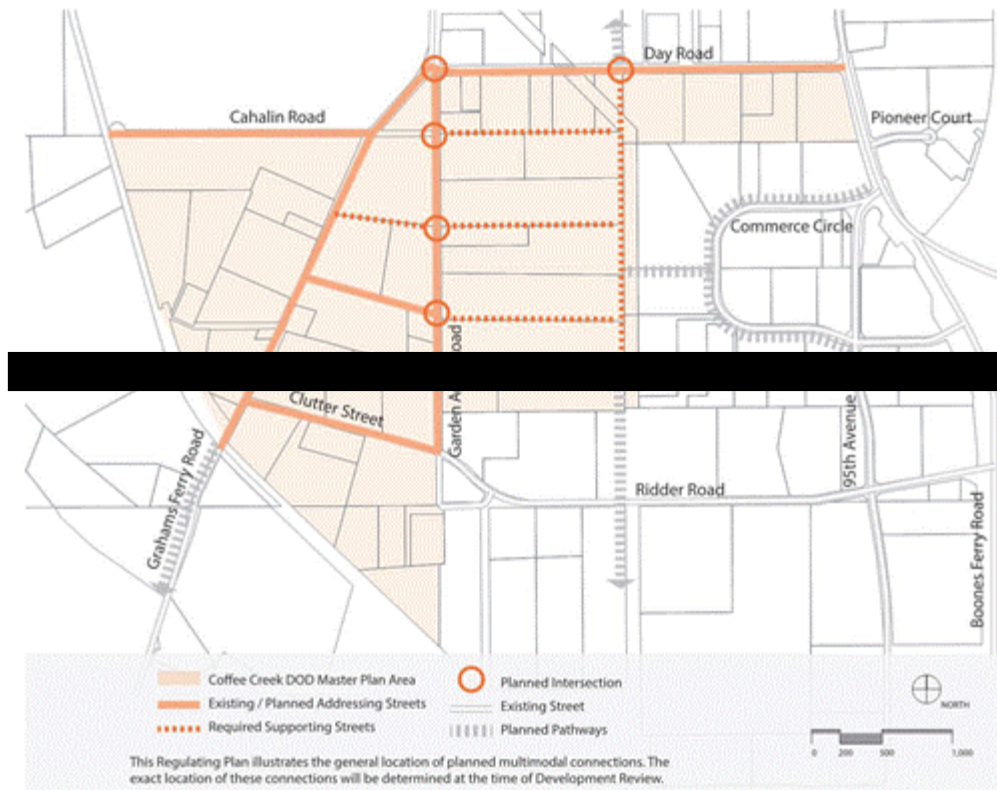
- A. The following standards shall not be waived, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:
 - 1. Required minimum building height as provided in Section 4.134(.11) Table ~~CC-4~~ **NWI-5**;
 - 2. Parking location and design along Addressing Streets in Section 4.134(.11) Table ~~CC-3~~ **NWI-4**; and
 - 3. Parcel pedestrian access as listed in Section 4.134(.11) Table ~~CC-3~~ **NWI-4**.

- B. In addition to meeting the purposes and objectives of Section 4.140, any waivers granted in the NWI Zone must be found to be consistent with the intent of the ~~Coffee Creek DOD~~ **NWI Zone** Pattern Book.

(.09) ~~Coffee Creek DOD~~ **NWI Zone** Regulating Plan, Figure ~~CC-1~~ **NWI-2**:

A. *Components of the Regulating Plan Map:*

1. *Addressing Streets.* Existing and planned streets within the Regulating Plan Area are called Addressing Streets and include ***Boones Ferry Road***, Cahalin Road, ***Clay Street***, Day Road, Clutter Street, Grahams Ferry Road, ***and*** Garden Acres Road, ***and "Future" Street***. ***For the purposes of this Subsection, the Basalt Creek Parkway and SW Greenhill Lane are existing or planned streets, but not Addressing Streets as referred to in Tables NWI-2 through NWI-5.***
2. *Overlay District.* Land area identified within the Coffee Creek DOD on Figure CC-1 is subject to additional Connectivity Standards as detailed in Figure CC-4 and Table CC-1. ***Regulating Plan Area. Land area identified within the NWI Zone on Figure NWI-2 is subject to additional Connectivity Standards as detailed in Figure NWI-5 and Table NWI-2.***



~~Figure CC-1~~ Regulating Plan

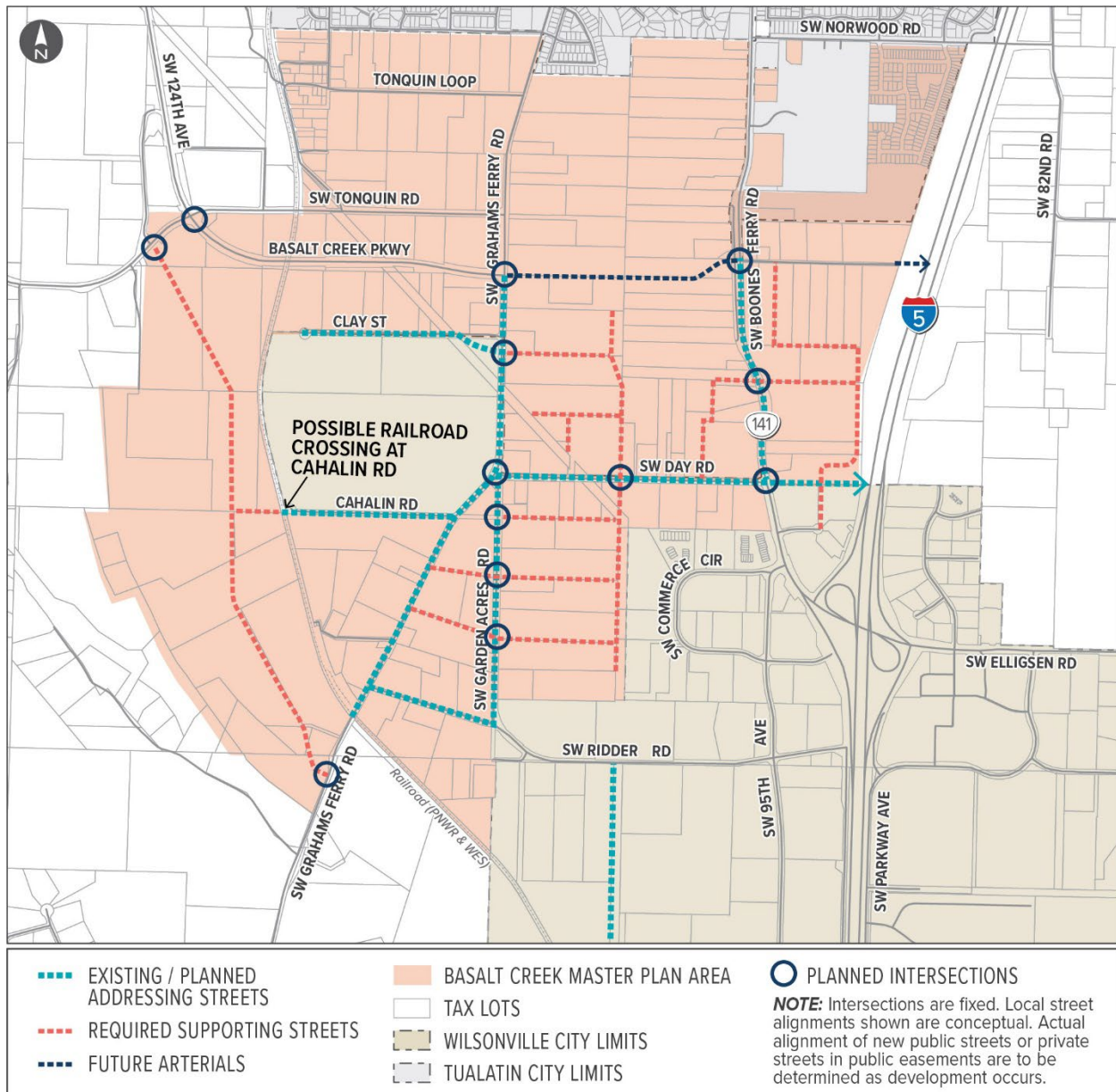


Figure CC-1 **NWI-2.** Regulating Plan

(.10) Coffee Creek Connectivity Standards: **NWI Zone Connectivity Standards:**

- A. **Street Types, Figure CC-1 NWI-2.** Within the land area bounded by Addressing Streets, connectivity shall be provided through new streets or private drives and shared use paths. The location, alignment, and cross-section of required streets or private drives and shared-use paths is flexible, as long as they comply with spacing and minimum cross-section standards. New connections may be one of the following types:
 1. **Supporting Streets.** Supporting Streets are new public streets or private streets in public easements. They shall meet the development standards set out in Figure CC-2 **NWI-3.**

- a. A Required Supporting Street is one that intersects with an Addressing Street as shown on Figure ~~CC-1~~ **NWI-2**. The exact location and design of these connections will be determined at the time of development review.
 - b. Planned Intersections are locations where Existing and Planned Addressing Streets intersect with required Supporting Streets and Planned Pathways, as generally shown in Figure ~~CC-1~~ **NWI-2**.
2. **Through Connections.** Through Connections are new public streets or private streets in public easements with multi-use paths, or streets or public easements that combine characteristics of streets and multi-use paths. They shall meet the Development Standards set out in Figure ~~CC-3~~ **NWI-4**.
- B. Planned Pathways are multi-use paths or pedestrian connections that are planned in the Transportation Systems Plan to occur in the location generally shown in Figure ~~CC-1~~ **NWI-2**. A Planned Pathway may be employed to meet required connectivity, if it complies with Through Connection Standards for Connection Spacing and Connection Type, see Figure ~~CC-6~~ **NWI-4**.
- C. **Maximum Connection Spacing:**
1. Addressing Streets. When intersecting with an Addressing Street, new Supporting Streets and Through Connections shall meet maximum spacing standards as set out in Table ~~CC-1~~ **NWI-2**.
 2. Internal Supporting Streets and Through Connections. See Figures ~~CC-4~~ and Table ~~CC-1~~ **NWI-3 and NWI-4 and Table NWI-2**.
- D. **Required Connectivity Master Plan.** Connectivity Master Plans are required for all development within the ~~Coffee Creek DOD~~ **NWI Zone**. Development proposals shall show conceptually how the Connectivity Requirements will be met. In addition, the Connectivity Master Plan should generally indicate how parking, driveways, walkways, waysides, etc., will relate or connect to adjacent parcels.

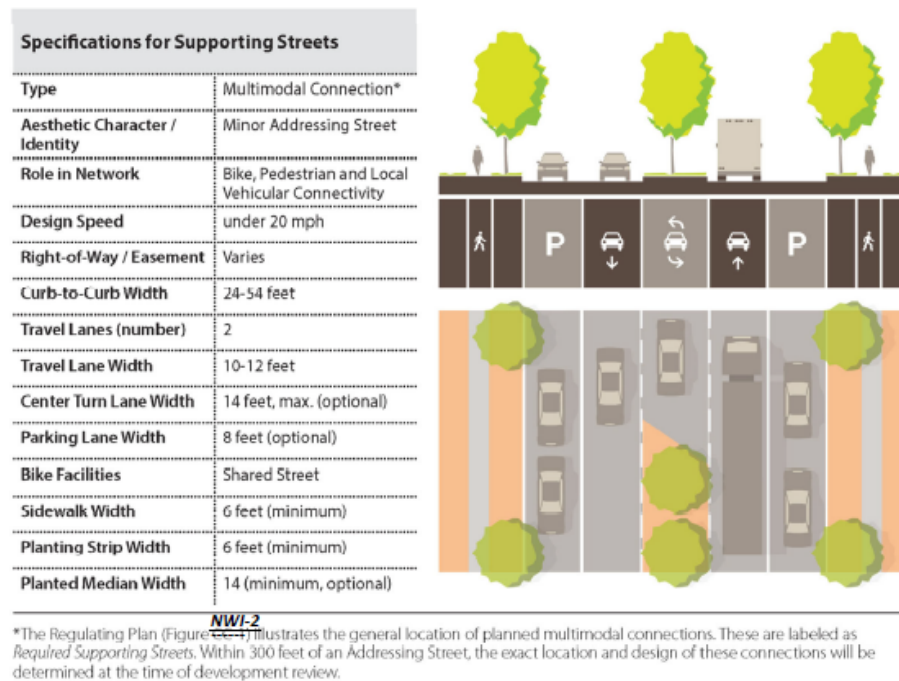


Figure ~~CC-2~~ **NWI-3** – Supporting Streets Standards

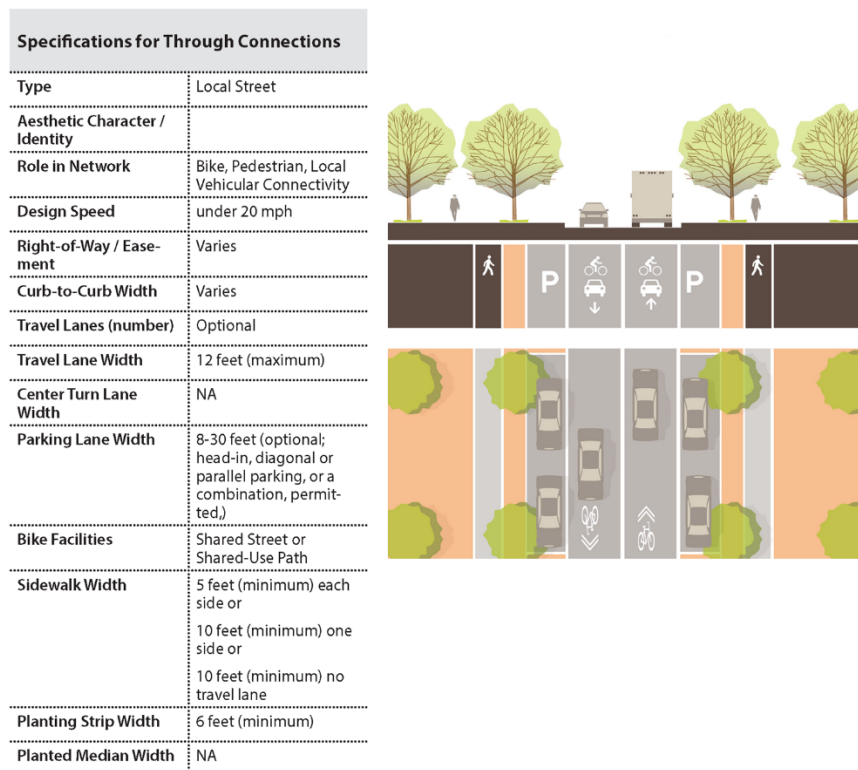


Figure 66-3 **NWI-4** – Through Connections Standards

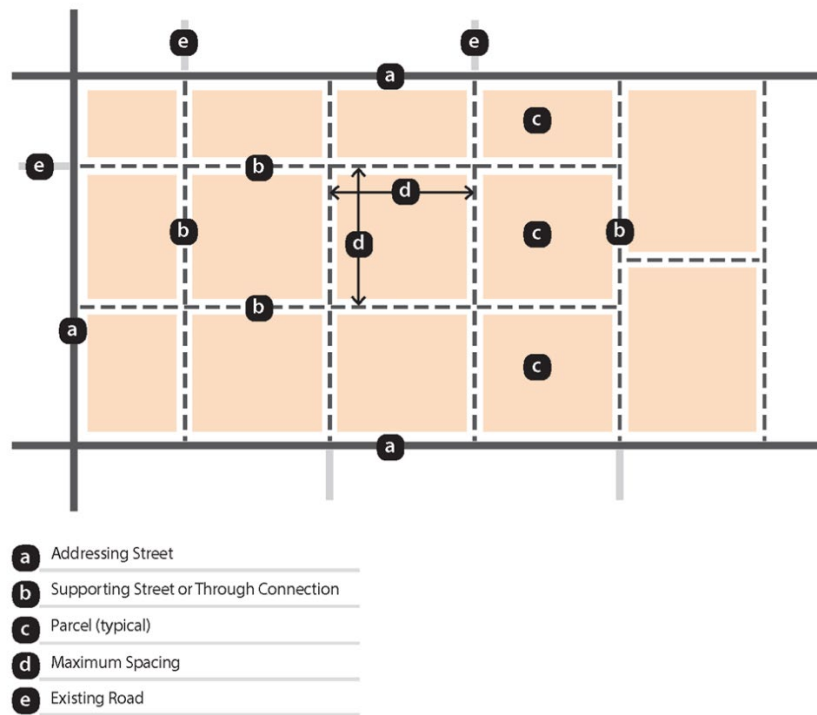
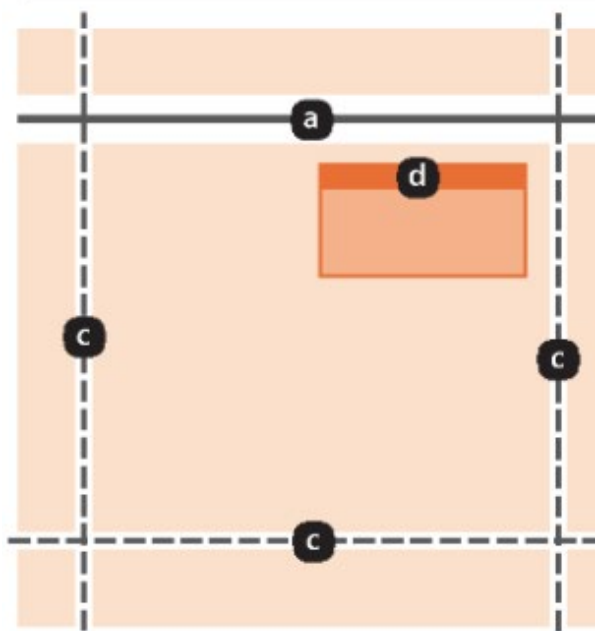


Figure CC-4 **NWI-5** – Connectivity Standards

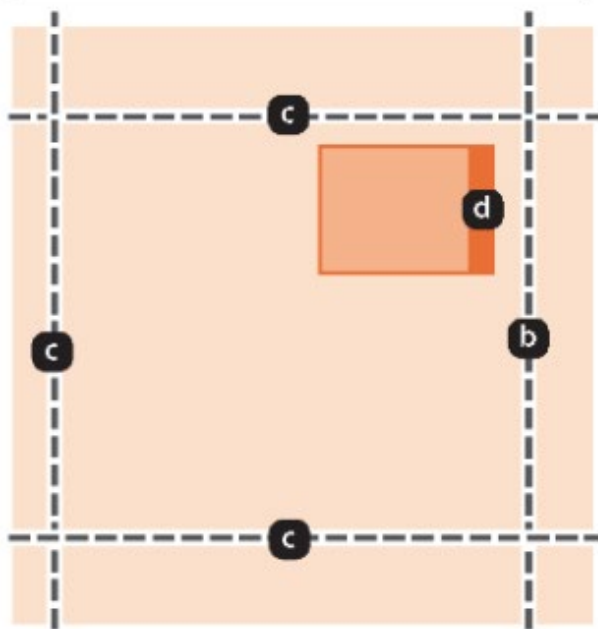
(.11) *Development Standards Table*. Areas bounded by Addressing Streets, Supporting Streets and Through Connections shall be designated as a Parcel and subject to the Development Standards in Tables CC-1 through CC-4 **NWI-2 through NWI-5**.

Table CC-1 NWI-2 : Street Design and Connectivity			
	Addressing Streets	Supporting Streets	Through Connections
General	Development Standards within this table are not adjustable.		
Connection Spacing	Not applicable, Addressing Streets exist or are planned	600 feet, maximum, centerline to centerline. Supporting Streets and Through Connections shall intersect with Garden Acres Road, <u>Boones Ferry Road, and Grahams Ferry Road Addressing Streets</u> as shown on Figure CC-1 NWI-2 , Regulating Plan; or if the Addressing Street is Day Road, no less than 1,000 feet apart, centerline to centerline.	
Connection Type	Addressing Streets are Day Road, Grahams Ferry Road, <u>Boones Ferry Road</u> , Cahalin Road, <u>Clay Street</u> , Garden Acres Road, <u>and Clutter Street</u> , and <u>"Future" Street</u> .	Supporting Streets are those meeting Specifications, Figure CC-2 NWI-3 . A Required Supporting Street is one that intersects with an Addressing Street. The exact location and design of these connections will be determined at the time of development review.	Through Connections are those meeting Specifications, Figure CC-3 NWI-4 . Through Connections may be multimodal or used exclusively for bicycle and pedestrian access.
Connection Hierarchy and Primary Frontage	If one of the streets or connections bounding a parcel is an Addressing Street, the Addressing Street shall be the Primary Frontage. If none of the bounding streets or connections is an Addressing Street, a Supporting Street shall be the Primary Frontage. See Figure CC-5 NWI-6 .		

Parcel with Addressing Street Frontage



Parcel without Addressing Street Frontage



- a** Addressing Street
- b** Supporting Street
- c** Supporting Street or Through Connection
- d** Primary Frontage / Front Façade of Building

Figure CC-5 **NWI-6** – Connection Hierarchy and Primary Frontage

Table ~~CC-2~~ NWI-3: District-Wide Planning and Landscaping

	Addressing Streets	Supporting Streets	Through Connections
General	The following provisions apply: • Section 4.176 for landscaping standards • Section 4.610.10 for tree removal, relocation or replacement. • Section 4.610.10(.01)C. for consideration of development alternatives to preserve wooded areas & trees.		

Table ~~CC-3~~ NWI-4: Site Design

	Addressing Streets	Supporting Streets	Through Connections
1. Parcel Access			
General	Unless noted otherwise below, the following provisions apply: • Section 4.177(.02) for street design; • Section 4.177(.03) to (.10) for sidewalks, bike facilities, pathways, transit improvements, access drives & intersection spacing. The following Development Standards are adjustable: • Parcel Driveway Spacing: 20% • Parcel Driveway Width: 10%		
Parcel Driveway Access	Not applicable	Limited by connection spacing standards Parcel Driveway Access may be employed to meet required connectivity, if it complies with Supporting Street Standards for Connection Spacing and Connection Type, see Figure CC-6 <u>NWI-7</u> . Subject to approval by City Engineer	Limited by connection standards for motorized vehicle access. Parcel Driveway Access may be employed to meet required connectivity, if it complies with Through Connection Standards for Connection Spacing and Connection Type, see Figure CC-6 <u>NWI-7</u> . Subject to approval by City Engineer
Parcel Driveway Spacing	Not applicable	150 feet, minimum See Figure CC-6 <u>NWI-7</u>	150 feet, minimum See Figure CC-6 <u>NWI-7</u>

Table ~~CC-3~~ NWI-4: Site Design

	Addressing Streets	Supporting Streets	Through Connections
Parcel Driveway Width	Not applicable	24 feet, maximum or complies with Supporting Street Standards for primary driveway providing access for passenger vehicles, light delivery, etc. 40 feet, maximum for secondary driveway providing access for heavy delivery vehicles, large trucks, etc.	24 feet, maximum or complies with Through Connection Standards for primary driveway providing access for passenger vehicles, light delivery, etc. 40 feet, maximum for secondary driveway providing access for heavy delivery vehicles, large trucks, etc.
2. Parcel Pedestrian Access			
General	Unless noted otherwise below, the following provisions apply: • Section 4.154 (.01) for separated & direct pedestrian connections between parking, entrances, street right-of-way & open space • Section 4.167 (.01) for points of access		
Parcel Pedestrian Access Spacing	No restriction		
Parcel Pedestrian Access Width	8 feet wide, minimum for pedestrian connections between the primary street frontage and Primary Building Entrance(s).		
Parcel Pedestrian Access to Transit	Provide separated & direct pedestrian connections between transit stops and parking, entrances, street right-of-way & open space.		
3. Parcel Frontage			
Parcel Frontage, Defined	Parcel Frontage shall be defined by the linear distance between centerlines of the perpendicular Supporting Streets and Through-Parcel Connections. Where Parcel Frontage occurs on a curved segment of a street, Parcel Frontage shall be defined as the linear dimension of the Chord.		
Primary Frontage, Defined	The Primary Frontage is the Parcel Frontage on an Addressing Street. If the parcel is not bounded by Addressing Streets, it is the Parcel Frontage on a Supporting Street. See Figure CC-5 <u>NWI-6</u> .		
Parcel Frontage Occupied by a Building	A minimum of 100 feet of the Primary Frontage shall be occupied by a building. The maximum Primary	No minimum	

Table CC-3NW1-4: Site Design

	Addressing Streets	Supporting Streets	Through Connections
	Frontage occupied by a building shall be limited only by required side yard setbacks.		
4. Parking Location and Design			
General	Unless noted otherwise below, the following provisions apply: • Section 4.155 (03) Off-Street Parking Requirements • Section 4.155 (04) Bicycle Parking • Section 4.155 (06) Carpool and Vanpool Parking Requirements • Section 4.176 for Parking Perimeter Screening and Landscaping—permits the parking landscaping and screening standards as multiple options The following Development Standards are adjustable: • Parking Location and Extent: up to 20 spaces permitted on an Addressing Street		
Parking Location and Extent	Limited to 16 spaces, maximum. 50% of spaces designated for short-term (1 hour or less), visitor, and disabled parking only between right-of-way of Addressing Street and building.	Parking is permitted between right-of-way of Supporting Street and building.	Parking is permitted between right-of-way of Through Connection and building.
Parking Setback	20 feet minimum from the right-of-way of an Addressing Street.	15 feet minimum from the right-of-way of a Supporting Street.	10 feet minimum from the right-of-way of a Through Connection.
Parking Lot Sidewalks	Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, sidewalks adjacent to the curbs shall be increased to a minimum of seven (7) feet in depth.	Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planted areas adjacent to the curbs shall be increased to a minimum of nine (9) feet in depth.	
Parking Perimeter Screening and Landscaping	Screen parking area from view from Addressing Streets and Supporting Streets by means of one or more of the following: - General Landscape Standard, Section 4.176 (.02) C. - Low Berm Standard, Section 4.176 (.02) E., except within 50 feet of a perpendicular Supporting Street or Through Connection as measured from the centerline.		Screen parking area from view from Through Connections by means of - Low Screen Landscape Standard, Section 4.176 (.02) D., or - High Screen

Table CC-3NW1-4: Site Design

	Addressing Streets	Supporting Streets	Through Connections
			Landscaping Standard, Section 4.176(.02)F. , or c. High Wall Standard, Section 4.176(.02)G. , or d. Partially Sight-obscuring Fence Standard, Section 4.176(.02)I.
Off-Street Loading Berth	One loading berth is permitted on the front façade of a building facing an Addressing Street. The maximum dimensions for a loading are 16 feet wide and 18 feet tall. A clear space 35 feet, minimum is required in front of the loading berth. The floor level of the loading berth shall match the main floor level of the primary building. No elevated loading docks or recessed truck wells are permitted. Access to a Loading Berth facing an Addressing Street may cross over, but shall not interrupt or alter, a required pedestrian path or sidewalk. All transitions necessary to accommodate changes in grade between access aisles and the loading berth shall be integrated into adjacent site or landscape areas. Architectural design of a loading berth on an Addressing Street shall be visually integrated with the scale, materials, colors, and other design elements of the building.	No limitation. Shall meet minimum standards in Section 4.155(.05) .	
Carpool and Vanpool Parking	No limitation		

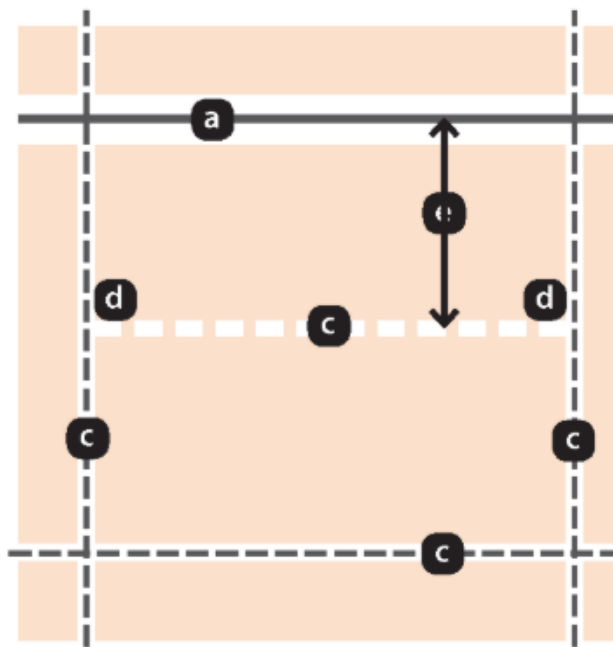
Table CC-3 NWI-4: Site Design

	Addressing Streets	Supporting Streets	Through Connections
5. Grading and Retaining Walls			
General	The following Development Standards are adjustable: Retaining Wall Design: 20%		
Maximum height	Where site topography requires adjustments to natural grades, landscape retaining walls shall be 48 inches tall maximum when visible from adjacent streets and 60 inches tall maximum when visible only to users from within a site. Where the grade differential is greater than 30 inches, retaining walls may be stepped.		
Required Materials	Materials for retaining walls shall be unpainted cast-in-place, exposed-aggregate, or board-formed concrete; brick masonry; stone masonry; or industrial-grade, weathering steel plate.		
Retaining Wall Design	Retaining walls longer than 50 linear feet shall be tiered, introducing a 5-foot, minimum horizontal offset between the lowest part and upper part(s) of the wall to reduce their apparent mass.		
6. Planting			
General	Unless noted otherwise below, the following provisions apply: Section 4.176 Landscaping and Screening Standards		
Landscaping Standards Permitted	General Landscape Standard, Section 4.176 (.02) C. Low Berm Standard, Section 4.176 (.02)E., except within 50 feet of a perpendicular Supporting Street or Through Connection as measured from the centerline	General Landscape Standard, Section 4.176 (.02)C. Low Screen Landscape Standard, Section 4.176 (.02)D. Screen loading areas with High Screen Landscaping Standard, Section 4.176 (.02)F., and High Wall Standard, Section 4.176 (.02)G.	
7. Location and Screening of Utilities and Services			
General	Unless noted otherwise below, the following provisions apply: Sections 4.179 and 4.430. Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings		
Location and Visibility	Site and building service, equipment, and outdoor	Site and building service, utility equipment, and	No limitation

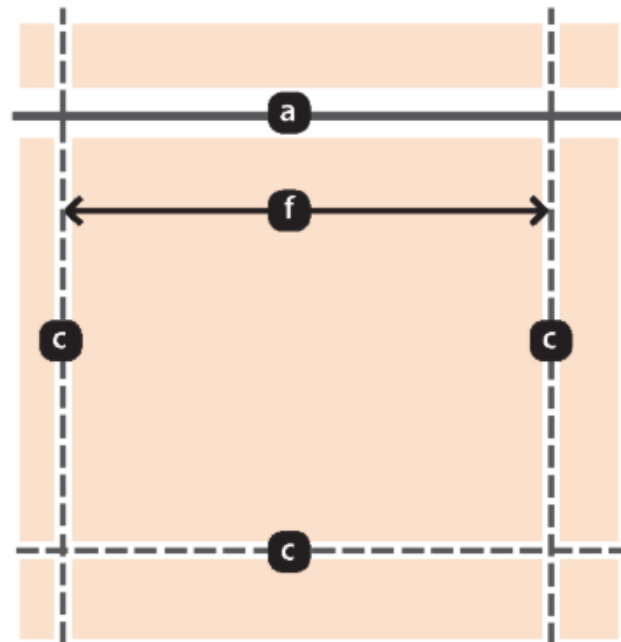
Table CC-3NW1-4: Site Design

	Addressing Streets	Supporting Streets	Through Connections
	storage of garbage, recycling, or landscape maintenance tools and equipment is not permitted	outdoor storage of garbage, recycling, or landscape maintenance tools and equipment is not permitted within the setback	
Required Screening	Not permitted	High Screen Landscaping Standard, Section 4.176(.02)F. and/or High Wall Standard, Section 4.176 (.02) G.	

Parcel Access



Parcel Frontage



- a** Addressing Street
- b** Supporting Street
- c** Supporting Street or Through Connection
- d** Parcel Driveway Access
- e** Parcel Driveway Spacing
- f** Parcel Frontage

Figure CC-6 **NWI-7** Site Design – Parcel Access

Table CC-4 NWI-5: Building Design

	Addressing Streets	Supporting Streets	Through Connections
1. Building Orientation			
Front Façade	Buildings shall have one designated front façade and two designated side façades. If one of the streets or connections bounding a parcel is an Addressing Street, the front façade of the building shall face the Addressing Street. If two of the streets or connections bounding a parcel are Addressing Streets, the front façade of the building may face either Addressing Street, except when one of the Addressing Streets is Day Road. In that case, the front façade must face Day Road. If none of the bounding streets or connections is an Addressing Street, the front façade of the building shall face a Supporting Street. See Figure CC-5 <u>NWI-8</u> .		
Length of Front Façade	A minimum of 100 feet of the Primary Frontage shall be occupied by a building. The maximum Primary Frontage occupied by a building shall be limited only by required side yard setbacks.		
Articulation of Front Façade	Applies to a Front Façade longer than 175 feet that has more than 5,250 square feet of street-facing façade area: At least 10% of the street-facing façade of a building facing an Addressing Street must be divided into façade planes that are offset by at least 2 feet from the rest of the façade. Façade area used to meet this standard may be recessed behind, or project out from, the primary façade plane.		
2. Primary Building Entrance			
General	The following Development Standards are adjustable: • Required Canopy: 20% • Transparency: 20%		
Accessible Entrance *	The Primary Building Entrance shall be visible from, and accessible to, an Addressing Street (or a Supporting Street if there is no Addressing Street frontage). A continuous pedestrian pathway shall connect from the sidewalk of an Addressing Street to the Primary Building Entrance with a safe, direct and convenient path of travel that is free from hazards and provides a reasonably smooth and consistent surface consistent with the requirements of Americans with Disabilities Act (ADA). The Primary Building Entrance shall be 15 feet wide, minimum and 15 feet tall, minimum.		
Location	150 feet, maximum from right-of-way of an Addressing Street, see Figure CC-7 <u>NWI-8</u> .	150 feet, maximum from right-of-way of a Supporting Street, if there is no Addressing Street Frontage, see Figure CC-7 <u>NWI-8</u> .	

Table CC-4 NWI-5: Building Design

	Addressing Streets	Supporting Streets	Through Connections
Visibility	Direct line of sight from an Addressing Street to the Primary Building Entrance.		
Accessibility	Safe, direct, and convenient path from adjacent public sidewalk.		
Required Canopy *	Protect the Primary Building Entrance with a canopy with a minimum vertical clearance of 15 feet and an all-weather protection zone that is 8 feet deep, minimum and 15 feet wide, minimum.		
Transparency	Walls and doors of the Primary Building Entrance shall be a minimum of 65% transparent.		
Lighting	The interior and exterior of the Primary Building Entrance shall be illuminated to extend the visual connection between the sidewalk and the building interior from day to night. Pathway lighting connecting the Primary Building Entrance to the adjacent sidewalk on an Addressing Street shall be scaled to the needs of the pedestrian. Comply with Outdoor Lighting, Section 4.199		
3. Overall Building Massing			
General	The following Development Standards are adjustable: • Required Minimum Height: 10% • Ground Floor Height: 10% • Base, Body, and Top Dimensions: 10% • Base Design: 10% • Top Design: 10%		
Front Setback	30 feet, minimum, except as provided below	30 feet maximum	30 feet maximum
Allowance of Primary Building Entrance *	Where the Primary Building Entrance is located on an Addressing Street it may extend into the required front yard setback by 15 feet maximum provided that: a. It has a two-story massing with a minimum height of 24 feet; b. The Parcel Frontage on the Addressing Street is limited to 100 feet; c. The building extension is 65% transparent, minimum; d. The entrance is protected with a weather-protecting canopy with a minimum vertical clearance of 15 feet; and e. The standards for site design and accessibility are met.	Not applicable	Not applicable

Table CC-4 NWI-5: Building Design			
	Addressing Streets	Supporting Streets	Through Connections
Required Minimum Height	30 feet minimum.		
Ground Floor Height *	The Ground Floor height shall measure 15 feet, minimum from finished floor to finished ceiling (or 17.5 feet from finished floor to any exposed structural member).		
Base, Body, and Top Dimensions	Buildings elevations shall be composed of a clearly demarcated base, body and top. a. For Buildings 30 feet in height (unless lower by adjustment): i. The base shall be 30 inches, minimum. ii. The body shall be equal to or greater than 75% of the overall height of the building. iii. The top of the building shall be 18 inches, minimum. b. For Buildings between 30 feet and 5 stories in height: i. The base shall be 30 inches, minimum; 2 stories, maximum. ii. The body shall be equal to or greater than 75% of the overall height of the building. iii. The top of the building shall be 18 inches, minimum. c. For Buildings greater than 6 stories in height: i. The base shall be 1 story, minimum, 3 stories, maximum. ii. The body shall be equal to or greater than 75% of the overall height of the building. iii. The top of the building shall be 18 inches, minimum.		
Base Design	The design of the building Base shall: a. Use a material with a distinctive appearance, easily distinguished from the building Body expressed by a change in material, a change in texture, a change in color or finish; and/or b. Create a change in surface position where the Base projects beyond the Body of the building by 1½ inches, minimum; and/or c. Low Berm Landscape Standard, Section 4.176(.02)E.		
Top Design	Building Tops define the skyline. The design of the Building Top shall: a. Use a material with a distinctive appearance, easily distinguished from the building Body expressed by a change in material, a change in texture, a change in color or finish; and/or b. Create a change in surface position where the Top projects beyond, or recesses behind, the Body of the building by 1½ inches, minimum.		
Required Screening of Roof-mounted Equipment	Screen roof-mounted equipment with architectural enclosures using the materials and design of the building Body and/ or the building Top. No roof-mounted equipment shall be visible from an Addressing Street or Supporting Street.		

* When an applicant elects to use the allowed adjustment to reduce Required Canopy height to less than 15 feet, corresponding reduction in minimum height is allowed for Accessible Entrance, Allowance of Primary Building Entrance, and Ground Floor Height.

A diagram showing a large rectangle with a smaller rectangle inside it. The large rectangle is labeled 'a' at the top center. The smaller rectangle is labeled 'b' at its top center. The area between the two rectangles is labeled 'c' at the bottom center. The area to the left of the smaller rectangle is labeled 'd' at its top left corner. The area to the right of the smaller rectangle is labeled 'e' at its top right corner. Arrows point from the labels 'd' and 'e' towards the smaller rectangle.

A diagram of a 2D grid with a light orange background and a dashed gray border. The grid is divided into four quadrants by a horizontal and a vertical dashed line. The labels are positioned as follows: 'a' is in the top-left quadrant; 'b' is in the bottom-right quadrant; 'c' is in the top-right quadrant; 'd' is in the bottom-left quadrant; and 'e' is in the bottom-right quadrant. Arrows point from 'd' to 'e' and from 'e' to 'b'.

- a** Addressing Street
- b** Supporting Street
- c** Supporting Street or Through Connection
- d** Primary Building Entrance
- e** Primary Building Entrance Location

Figure ~~CC-7~~ **NWI-8** – Building Design – Primary Building Entrance

(.12) *Waysides:*

A. *Purpose.* This section consists of standards and regulations for use throughout the **Northwest Industrial Zone** ~~Coffee Creek Design Overlay District~~. The regulations address materials, placement, layout, installation, and maintenance of Industrial Waysides. The City recognizes the need to:

1. Provide multiple, distributed destinations for passive and active recreation for the public and employees along a network of streets and trails;
2. Be convenient, usable and accessible. Industrial Waysides should be physically and visually accessible from the adjacent Addressing Street, Supporting Street or Through Connection;
3. Connect Industrial Waysides to transit;
4. Be inviting. Inviting open spaces feature designs that encourage users to explore the Industrial Wayside and design elements that support a sense of the human scale. These elements include landscaping, benches and other seating areas, and pedestrian-scaled lighting;
5. Provide access. Provide access to the employees and the public between the hours of 6:00 a.m. and 8:00 p.m.;
6. Be safe. Safe open spaces incorporate principles of natural surveillance, lighting, and prominent entrances;
7. Provide facilities appropriate for the scale of the proposed development; and
8. Be easy to maintain. Industrial Waysides should be constructed of commercial grade materials that will endure and are readily maintainable.

B. *Applicability.* All projects in the **Northwest Industrial Zone** ~~Coffee Creek Master Plan Area~~ shall provide waysides according to the standards in Table ~~CC-5~~ **NWI-6**

C. *General.* The following development standards apply to all Waysides:

1. Required Wayside Area is exclusive of required landscape screening.
2. Required Minimum Dimension of 20 feet (either width or depth).

D. *Criteria.* Waysides shall meet the following criteria:

1. *Perimeter Landscaping.* In addition to the minimum size and dimensions, landscape three sides of the Industrial Wayside to a depth of 20 feet, minimum according to Section 4.176(.02). Permitted screening includes: Section 4.176(.02)D. Low Screen Landscaping Standard; Section 4.176(.02)E. Low Berm Standard; or Section 4.176(.02)F. High Screen Landscaping Standard. Perimeter landscaping shall not obscure visual access to the Industrial Wayside. Unscreened surface parking lots, chain link fencing, or service yards are prohibited adjacent to Industrial Waysides.
2. *Visibility.* Industrial Waysides shall be visible from and accessible to Addressing Streets.
3. *Accessible Pathway.* A paved walking surface, width: Five feet, minimum, meeting ADA standards is required to connect Industrial Wayside with Addressing Street.
4. *Accessible Surface.* Industrial Waysides shall have an accessible surface, 100 square feet, minimum; dimensions ten feet, minimum meeting ADA standards.
5. *Required Amenities:*
 - a. *Seating.* Outdoor seating shall be provided. Publicly accessible plazas, courtyards, and pocket parks shall include at least one linear foot of seating per each 40 square feet of plaza, courtyard or pocket park space on site. Outdoor seating shall be in the form of:
 - i. Free standing outdoor benches consistent with the standards; or
 - ii. Seating incorporated into low walls, berms, or raised planters.

- b. *Landscaping.* The landscaping must be planted and maintained according to Section 4.176(.02)
 - c. *Lighting.*
 - d. *Recycling/ Waste Receptacle.* Locate waste and recycling stations nearest to the accessible path and away from stormwater facilities.
6. *Installation and Maintenance.* Industrial Waysides shall be programmed, planned, constructed, and maintained at the expense of the applicant. The landscaping must be planted and maintained according to Section 4.176(.07). Recycling, waste receptacles, and pet waste stations shall be serviced at an acceptable professional interval to prevent being over filled or creating unsanitary or visually messy appearances.
 7. *Solar Access.* Exposure to sunlight. Southern exposure is encouraged. Design facilities to permit direct sunlight to enter the Industrial Wayside and strike the required accessible surface between the hours of 10:00 a.m. and 2:00 p.m. local time.
 8. *Lighting.* Lighting for Industrial Waysides is required to permit reasonable use, utility, security, and nighttime safety. Lighting installed in Industrial Waysides shall conform to the requirements of Section 4.199. All outside lighting shall be so arranged and shielded so as not to shine into adjacent areas and to prevent any undue glare or reflection and any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

E. Optional Amenities include the following:

1. Picnic tables and benches. Locate picnic tables and benches on the Accessible Surface;
2. Arbors or trellises;
3. Drinking Fountains. Locate drinking fountains and benches on the Accessible Surface;
4. Sculpture and other works of art;
5. Bicycle repair stations;
6. Exercise stations; or
7. Pet waste stations. Locate pet waste stations nearest to the accessible path and away from stormwater facilities.

Table CC-5 <u>NWI-6</u> : Waysides			
Parcel Area	Required Wayside Area	Number of Waysides	Enhanced Transit Plaza ‡
Less than or equal to 5.0 acres	Not required	n/a	n/a
Greater than 5.0 acres, less than or equal to 8.0 acres	400 square feet, minimum	One	Not permitted
Greater than 8.0 acres, less than or equal to 13.0 acres	600 square feet, minimum	One	Not permitted
Greater than 13.0 acres, less than or equal to 23.0 acres	800 square feet, minimum	One, minimum	Permitted*. Up to 400 square feet.

Table ~~CC-5~~ NWI-6: Waysides

Parcel Area	Required Wayside Area	Number of Waysides	Enhanced Transit Plaza ‡
Greater than 23.0 acres, less than or equal to 36.0 acres	1,600 square feet, minimum	One, minimum	Permitted*. Up to 400 square feet.
Greater than 36.0 acres, less than or equal to 51.0 acres	3,200 square feet, minimum	Two, minimum	Permitted*. Up to 400 square feet.
*** Greater than 51.0 acres, less than or equal to 70.0 acres	6,400 square feet, minimum	Two, minimum	Permitted**. Up to 800 square feet.
*** Greater than 70.0 acres, less than or equal to 92.0 acres	12,800 square feet, minimum	Two, minimum	Permitted**. Up to 800 square feet.

‡ In the future when SMART serves **Northwest Industrial Zone** Coffee Creek, Industrial Waysides may comply with the standards for Enhanced Transit Plazas, as follows:

**Up to 400 square feet of the space requirement for Industrial Waysides may be satisfied by installation of an enhanced transit stop. An enhanced transit stop must provide weather protection, paved surface, and seating, as approved by SMART Transit.*

***Up to 800 square feet of the space requirement for Industrial Waysides may be satisfied by installation of an enhanced transit stop, provided parcel fronts on two or more Addressing Streets. An enhanced transit stop must provide weather protection, paved surface, and seating, as approved by SMART Transit.*

****For Parcel Frontage greater than 1,500 feet, and area greater than 51.0 acres, up to 50 percent of the space requirement for Industrial Waysides may be satisfied by restoration of wetlands, riparian zones, or other habitat because of the significant passive recreation opportunities provided.*

(.13) Signs:

- A. *Applicability.* PDI Zone requirements of Section 4.156.01 through 4.156.11 apply to the **Northwest Industrial Zone** ~~Coffee Creek DOD~~ with the following modifications and adjustments.
- B. *General:*
 1. Site Frontage as described in Section 4.156.08 is the Primary Frontage.
 2. Monument-style signs are required. Pole-style freestanding signs are not permitted.
 3. Maximum area for signs on buildings is based on linear length (in feet) of the façade adjacent to the Primary Frontage.
 4. Directional and Wayfinding Signs shall be placed at the intersection of Supporting Streets and Through Connections.

*****No additional changes proposed in this section*****

Section 4.135. PDI—Planned Development Industrial Zone.

(.01) *Purpose.* The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.

(.02) The PDI Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.03) *Uses that are typically permitted:*

- A. Warehouses and other buildings for storage of wholesale goods, including cold storage plants.
- B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.
- C. Assembly and packing of products for wholesale shipment.
- D. Manufacturing and processing.
- E. Motor vehicle services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations.
- F. Manufacturing and processing of electronics, technical instrumentation components and health care equipment.
- G. Fabrication.
- H. Office complexes—Technology.
- I. Corporate headquarters.
- J. Call centers.
- K. Research and development.
- L. Laboratories.
- M. Repair, finishing and testing of product types manufactured or fabricated within the zone.
- N. Industrial services.
- O. Any use allowed in a PDC Zone, subject to the following limitations:
 - 1. Service Commercial **and Professional Services** uses (~~defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices~~) not to exceed 5,000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.
 - 2. Office Complex Use (as defined in Section 4.001) shall not exceed 30 percent of total floor area within a project site.
 - 3. Retail uses, not to exceed 5,000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 - 4. Combined uses under Subsections 4.135(.03)(O.)(1.) and (3.) shall not exceed a total of 5,000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- P. Training facilities whose primary purpose is to provide training to meet industrial needs.
- Q. *Public facilities.*
- R. Accessory uses, buildings and structures customarily incidental to any permitted uses.

- S. Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.
 - T. Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.
- (.04) *Block and access standards.* The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).
- (.05) *Performance Standards.* The following performance standards ***of Section 4.117(.01) shall*** apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.
- A. ~~All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.~~
 - B. ~~Vibration.~~ Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.
 - C. ~~Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.~~
 - D. ~~Any open storage shall comply with the provisions of Section 4.176, and this Section.~~
 - E. ~~No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.~~
 - F. ~~Heat and Glare:~~
 - 1. ~~Operations producing heat or glare shall be conducted entirely within an enclosed building.~~
 - 2. ~~Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.~~
 - G. ~~Dangerous Substances.~~ Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.
 - H. ~~Liquid and Solid Wastes:~~
 - 1. ~~Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.~~
 - 2. ~~Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.~~
 - 3. ~~No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.~~
 - 4. ~~No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.~~
 - 5. ~~All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having~~

similar characteristics as determined by the City, County, and State Department of Environmental Quality.

6. ~~All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.~~
- I. ~~Noise.~~ Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.
- J. ~~Electrical Disturbances.~~ Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.
- K. ~~Discharge Standards.~~ There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.
- L. ~~Open burning is prohibited.~~
- M. ~~Storage:~~
 1. ~~Outdoor storage must be maintained in an orderly manner at all times.~~
 2. ~~Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.~~
 3. ~~Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight-obscuring fence or planting not less than six feet in height.~~
- N. ~~Landscaping:~~
 1. ~~Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.~~
 2. ~~Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.~~
 3. ~~Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.~~

*****No additional changes proposed in this section*****

Section 4.135.5. Planned Development Industrial—Regionally Significant Industrial Area.

No prior changes proposed in this section

(.03) *Uses that are typically permitted:*

- A. Wholesale houses, storage units, and warehouses.
- B. Laboratories, storage buildings, warehouses, and cold storage plants.
- C. Assembly of electrical equipment, including the manufacture of small parts.
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.
- E. Office Complexes-Technology (as defined in Section 4.001).
- F. Experimental, film or testing laboratories.
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.
- H. Motor vehicle service facilities complementary or incidental to permitted uses.
- I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:
 - 1. Service Commercial and Professional Services uses (~~defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices~~) shall not exceed 3,000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.
 - 2. Office Use (as defined in Section 4.001) shall not exceed 20 percent of total floor area within a project site.
 - 3. Retail uses not to exceed 3,000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 - 4. Combined uses under I.1 and 3. above shall not exceed a total of 3,000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- J. Residential uses shall not exceed ten percent of total floor area.
- K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.
- L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
- M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20 percent additional floor area and/or ten percent additional land area.
- N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

(.04) *Prohibited uses:*

- A. Retail operations exceeding 3,000 square feet of area for sales, service area or storage area for retail inventory in a single building, or 20,000 square feet of sales, service or storage area for multiple

buildings, except training facilities whose primary purpose is to provide training to meet industrial needs.

- B. Any use or activity that violates the performance standards specified in Subsection 4.135.5(.06), below.

(.05) *Block and Access Standards.* The PDI-RSIA Zone shall be subject to:

- A. The same block and access standards as the PDC Zone [Section 4.131(.02) and (.03)] ~~for properties located outside of the Coffee Creek Industrial Design Overlay District; or~~
- B. ~~The access and block size standards in Section 4.134 for those properties located within the Coffee Creek Industrial Design Overlay District.~~

(.06) *Performance Standards.* The following performance standards ***of Section 4.117(.01)*** apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.

~~A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.~~

~~B. *Vibration:* Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.~~

~~C. Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.~~

~~D. Any open storage shall comply with the provisions of Section 4.176 and this Section.~~

~~E. No building customarily used for night operation, such as a bakery, bottling and distribution plant or other similar use, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.~~

~~F. *Heat and Glare:*~~

~~1. Operations producing heat or glare shall be conducted entirely within an enclosed building.~~

~~2. Exterior lighting on private property shall be screened, baffled, or otherwise directed away from adjacent residential properties. This is not intended to apply to street lighting.~~

~~G. *Dangerous Substances:* Any use which involves the presence, storage or handling of any explosive, nuclear waste product or any other substance in a manner which would cause a health or safety hazard on any adjacent land use or site shall be prohibited.~~

~~H. *Liquid and Solid Wastes:*~~

~~1. Any storage of wastes which would attract rodents or insects or otherwise create a health hazard shall be prohibited.~~

~~2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required by Section 4.176.~~

~~3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.~~

~~4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.~~

~~5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.~~

~~6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.~~

~~I. *Noise:* Noise generated by the use, with the exception of traffic uses from automobiles, trucks and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations. [Amended by Ord. 631, 7-16-2007]~~

~~J. *Electrical Disturbances.* Except for electrical facilities wherein the City is pre-empted by other governmental entities, electrical disturbances generated by uses within the PDI RSIA Zone which interfere with the normal operation of equipment or instruments within the PDI RSIA Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential uses are also prohibited.~~

~~K. *Discharge Standards.* There shall be no emission of smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance or injury to human, plant or animal life or to property. Plans for construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.~~

~~L. Open burning is prohibited.~~

~~M. *Storage.*~~

~~1. Outdoor storage must be maintained in an orderly manner at all times.~~

~~2. Outdoor storage areas shall be gravel surfaced or better and shall be sufficient for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.~~

~~3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.~~

~~N. *Landscaping.*~~

~~1. Unused property, or property designated for expansion or other future use shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such materials as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.~~

~~2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberry, English ivy, cherry laurel, reed canary grass or other identified invasive species shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located with a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.~~

~~3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.~~

*****No additional changes proposed in this section*****

Section 4.140. Planned Development Regulations.

****No prior changes proposed in this section****

(.05) Planned Development Permit Process:

- A. All parcels of land exceeding two acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:
 - 1. Be zoned for planned development;
 - 2. Obtain a planned development permit; and
 - 3. Obtain Planning Director, Development Review Board, or, on appeal, City Council approval.
- B. Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.
- C. Site Design Review approval is governed by Sections 4.400 to 4.450.
- D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:
 - 1. Pre-application conference with Planning Department;
 - 2. Preliminary (Stage I) review by the review authority. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval; and
 - 3. Final (Stage II) review by the review authority.
 - 4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan except for residential development or properties within the ~~Coffee Creek Industrial Design Overlay District~~ **NWI Zone**, which may receive separate zone map amendment approvals.

(.06) Staff Report:

- A. The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan. If there is a disagreement as to whether the use contemplated is consistent, the applicant, by request, or the staff, may take the preliminary information provided to the Development Review Board for a use interpretation.
- B. The applicant may proceed to apply for Stage I—Preliminary Approval - upon determination by the review authority that the use contemplated is consistent with the Comprehensive Plan.

(.07) Preliminary Approval (Stage One):

- A. Applications for preliminary approval for planned developments shall:
 - 1. Be made by the owner of all affected property or the owner's authorized agent; and
 - 2. Be filed on a form prescribed by the City Planning Department and filed with said Department.
 - 3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.
 - 4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:
1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.
 2. Topographic information as set forth in Section 4.035.
 3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre. Developments within the RN zone shall show how the proposed number of units complies with the applicable maximum and minimum provisions of the RN zone.
 4. A stage development schedule demonstrating that the developer intends receive Stage II approval within two years of receiving Stage I approval, and to commence construction within two years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.
 5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.
 6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.
 7. Statement of anticipated waivers from any of the applicable site development standards.
- C. An application for a Stage I approval shall be considered by the Development Review Board as follows:
1. A public hearing as provided in Section 4.013.
 2. After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.
 3. A final decision on a complete application and preliminary plan shall be rendered within 120 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the appropriate City decision-making body.
 4. The determination of the Development Review Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council in accordance with Section 4.022 of this Code.
- D. As provided in Section 4.134, an application for a Stage I approval within the ~~Coffee Creek Industrial Design Overlay District~~ **NWI Zone** may be considered by the Planning Director as follows:
1. A Class II—Administrative Review as provided in Section 4.035(.03).
 2. After considering available information, the Planning Director shall determine whether the proposal conforms to the permit criteria set forth in this Code and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in his or her judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Planning Director may, in his or her discretion, authorize submission of the final development plan in stages, corresponding to

different units or elements of the development. The Planning Director shall do so only upon receiving evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.

3. A final decision on a complete application and preliminary plan shall be rendered within 12 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the Planning Director.
 4. The determination of the Planning Director shall become final at the end of the appeal period for the decision, unless appealed to the Development Review Board in accordance with Section 4.022 of this Code.
- E. An application for a Stage I approval for residential development shall be considered by the Planning Director as follows:
1. A Class II—Administrative Review as provided in Section 4.035(.03).
 2. After considering available information, the Planning Director shall determine whether the proposal conforms to the permit criteria set forth in this Code and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in their judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Planning Director may, in their discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. The Planning Director shall do so only upon receiving evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.
 3. Unless otherwise specified by State law, a final decision on a complete application and preliminary plan shall be rendered within 120 days after the application is deemed complete unless a continuance is agreed upon by the applicant and the Planning Director.
 4. The determination of the Planning Director shall become final at the end of the appeal period for the decision, unless appealed to the Development Review Board in accordance with Section 4.022 of this Code.

(.09) Final Approval (Stage Two):

- A. Unless an extension has been granted by the Planning Director, not later than two years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013, except that an application for a Stage II approval for residential development, or within the ~~Coffee Creek Industrial Design Overlay District~~ **NWI Zone as provided in Section 4.134**, must be considered by the Planning Director without a public hearing as a Class II Administrative Review as provided in Section 4.035(.03).

*****No additional changes proposed in this section*****

Section 4.156.02. Sign Review Process and General Requirements

*****No prior changes proposed in this section*****

- (.05) Class II Sign Permit.* Sign permit requests for meeting one or more of the descriptions listed in A. through C. below shall be processed as a Class II Sign Permit when the request does not conform with a Master Sign Plan or other previous sign approval but meets the requirements of the applicable sign regulations, unless the request would modify a condition of approval specifically imposed by the DRB or City Council:

- A. Existing residential development;

- B. Existing non-residential development with less than three tenants unless the request involves a freestanding or ground mounted sign greater than eight feet in height in a new location;
- C. New development or redevelopment in the ~~Coffee Creek~~ **Northwest** Industrial **(NWI)** ~~Design Overlay District~~ **Zone** subject to a Class II administrative review process;
- D. Major Adjustments to a Master Sign Plan when all of the following criteria are met:
 - 1. The request is compatible with the pattern of signage established in the sign plan in terms of locations, placement on buildings, proportionality to fascia and building facade, architectural design, and materials used;
 - 2. The request is due to special conditions or circumstances that make it difficult to comply with the established Master Sign Plan;
 - 3. The request involves signs for a single tenant, a single multi-tenant freestanding or ground mounted sign, or a series of similar related multi-tenant freestanding or ground mounted signs in the same development; and
 - 4. The request does not involve a freestanding or ground mounted sign greater than eight feet in height at a new location.
- E. *Class II Sign Permit Submission Requirements:* Application for a Class II Sign Permit shall include two paper copies and one electronic copy of the following in addition to all required fees:
 - 1. Completed application form prescribed by the City and signed by the property owner or their authorized representative;
 - 2. Sign drawings or descriptions of all materials, sign area and dimensions used to calculate areas, lighting methods, and other details sufficient to judge the full scale of the signs and related improvements;
 - 3. Documentation of the lengths of building or tenant space facades used in calculating maximum allowed sign area;
 - 4. Drawings of all building facades on which signs are proposed indicating the areas of the facades on which signs will be allowed; and
 - 5. Narrative describing the scope of the project, including written findings addressing all applicable review criteria, along with any other information showing how the proposed signage conforms with requirements for the applicable zone.
- F. *Class II Sign Permit Review Criteria.* Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421, as well as the following criteria:
 - 1. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;
 - 2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development; and
 - 3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.

*****No additional changes proposed in this section*****

Section 4.180. Exceptions and Modifications - Projections into Required Yards.

(.01) Certain non-structural architectural features are permitted to project into required yards or courts, without requiring the approval of a Variance or Reduced Setback Agreement, as follows:

- A. Into any required yard:
 - 1. Architectural features may project into the required yard not more than two inches for each foot of required setback.
 - 2. Architectural features on buildings within the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial (NWI) Zone** shall be subject to the applicable requirements in Section 4.134.
 - 3. Open, unenclosed fire escapes may project a distance not exceeding 48 inches.
- B. Into any required yard, adjoining a street or tract with a private drive:
 - 1. Architectural features may project a distance not exceeding 40 inches.
 - 2. An uncovered porch, terrace, or patio extending no more than two and one-half feet above the finished elevation may extend within three feet of an interior side lot line, or within ten feet of a front lot line or of an exterior side lot line.

*****No additional changes proposed in this section*****

Section 4.197. Zone Changes and Amendments to This Code—Procedures.

*****No prior changes proposed in this section*****

(.02) The following procedures shall be followed for zone map amendments.

- A. When a requested quasi-judicial zone map amendment within the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial (NWI) Zone** is consistent with the adopted or concurrently proposed Comprehensive Plan Map designation and only one option exists for a zone map amendment consistent with the Comprehensive Plan Map the amendment shall be reviewed by the City Council without prior review or recommendation by the Development Review Board or Planning Commission.
 - 1. The Zoning Order adopting such zone map amendments shall state the zone map amendment expires 120 days from Council adoption unless a Stage II Final Plan receives final local approval for the area subject to the zone map amendment. In the event of a LUBA appeal of the final local approval, the 120-day expiration period will be tolled pending completion of the appeal process.
 - 2. Notwithstanding the process described above an applicant may elect to have the zone map amendment reviewed by the Development Review Board for a recommendation to City Council concurrently with other land use applications for the subject property.
 - 3. If the Planning Director anticipates that individuals other than the applicant can be expected to question the requested zone map amendment's compliance with the Comprehensive Plan the Planning Director may require the zone map amendment be first reviewed by the Development Review Board to make a recommendation to City Council.
- B. When a requested quasi-judicial zone map amendment will increase residential density, the amendment shall be reviewed by the Planning Director in a Class II administrative review process without a public hearing.
- C. All other quasi-judicial zone map amendments shall be reviewed by the Development Review Board to make a recommendation to City Council and all legislative zone map amendments shall be reviewed by the Planning Commission to make a recommendation to City Council.

- D. In recommending approval or denial of a proposed zone map amendment, the review authority shall at a minimum, adopt findings addressing the following criteria:
1. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125 (.18)(B)(2) or, in the case of a Planned Development, Section 4.140; and
 2. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text; and
 3. In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text; and
 4. That the existing primary public facilities, including roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The review authority shall utilize adopted City Standards to ensure that all facilities are available and are adequately sized; and
 5. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the review authority shall apply conditions pursuant to Sections 4.139.00 through 4.139.11 and 4.171 to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone; and
 6. That the application includes a development schedule demonstrating that development of the property is reasonably expected to commence within two years of the initial approval of the zone change; and
 7. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards; and
 8. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property. The applicant shall demonstrate compliance with the Transportation Planning Rule, specifically by addressing whether the proposed amendment has a significant effect on the transportation system pursuant to OAR 660-012-0060. A Traffic Impact Analysis (TIA) shall be prepared pursuant to the requirements in Section 4.133.05.(01).

*****No additional changes proposed in this section*****

Section 4.198. Comprehensive Plan Changes—Adoption by the City Council.

*****No prior changes proposed in this section*****

- (.02) When a requested quasi-judicial Comprehensive Plan Map amendment within the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial (NWI) Zone** is consistent with an adopted master plan that is a sub-element of the Comprehensive Plan and only one option exists for a Comprehensive Plan Map amendment consistent with the adopted area plan the amendment shall be reviewed by the City Council without prior review or recommendation by the Development Review Board or Planning Commission.

- A. The ordinance adopting such Comprehensive Plan Map amendments shall state the Comprehensive Plan Map amendment expires 120 days from Council adoption unless a Stage II Final Plan receives final local approval for the area subject to the Comprehensive Plan Map amendment. In the event of a LUBA appeal of the final local approval, the 120-day expiration period will be tolled pending completion of the appeal process.
- B. Notwithstanding the process described above an applicant may elect to have the Comprehensive Plan Map amendment reviewed by the Development Review Board for a recommendation to City Council concurrently with other land use applications for the subject property.
- C. If the Planning Director anticipates that individuals other than the applicant can be expected to question the requested Comprehensive Plan Map amendment's compliance with the adopted master plan the Planning Director may require the Comprehensive Plan Map amendment be first reviewed by the Development Review Board to make a recommendation to City Council.

*****No additional changes proposed in this section*****

Section 4.610.00. Application Review Procedure.

*****No prior changes proposed in this section*****

(.03) Review Authority.

- A. *Type A or B.* Where site plan review or plat approval by the Development Review Board is not required by City ordinance, the grant or denial of the Tree Removal Permit application shall be the responsibility of the Planning Director. The Planning Director has the authority to refer a Type B permit application to the DRB under the Class II administrative review procedures of this Chapter. The decision to grant or deny a permit shall be governed by the applicable review standards enumerated in WC 4.610.10.
- B. *Type C.* Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council. For site development applications subject to a Class II administrative review process in the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial (NWI) Zone** or for residential development, the Planning Director shall be responsible for the granting or denial of the Tree Removal Permit application.
- C. *Type D.* Type D permit applications shall be subject to the standards and procedures of Class I administrative review and shall be reviewed for compliance with the Oregon Forest Practice Rules and Statutes. The Planning Director shall make the decision to grant or deny an application for a Type D permit.

*****No additional changes proposed in this section*****

Section 4.610.40. Type C Permit.

- (.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial (NWI) Zone** or for residential

development, where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

*****No additional changes proposed in this section*****

Section 4.700. Procedures Relating to the Processing of Requests for Annexation and Urban Growth Boundary Amendments.

*****No prior changes proposed in this section*****

(.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal, except in the following circumstances:

- A. When an annexation in the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial (NWI) Zone** is requested concurrent with a quasi-judicial Comprehensive Plan Map amendment and/or zone map amendment as specified in Section 4.197 (.02)A. and Section 4.198(.02), or when an annexation is for residential development consistent with an adopted Legislative Master Plan, the annexation shall be reviewed by the City Council without prior review or recommendation by the Development Review Board.
 - a. The ordinance adopting such annexation request shall state the annexation expires 120 days from Council adoption unless a Stage II Final Plan receives final local approval for the area subject to the annexation. In the event of a LUBA appeal of the final local approval, the 120-day expiration period will be tolled pending completion of the appeal process.
 - b. Notwithstanding the process described above an applicant in the ~~Coffee Creek Industrial Design Overlay District~~ **Northwest Industrial Zone** may elect to have the annexation reviewed by the Development Review Board for a recommendation to City Council concurrently with other land use applications for the subject property.
 - c. If the Planning Director anticipates that individuals other than the applicant can be expected to question the requested annexation's compliance with the applicable criteria the Planning Director may require the annexation be first reviewed by the Development Review Board to make a recommendation to City Council.

*****No additional changes proposed in this section*****

****Note:** Any section references affected by the proposed amendments throughout the Development Code will be renumbered accordingly. ******