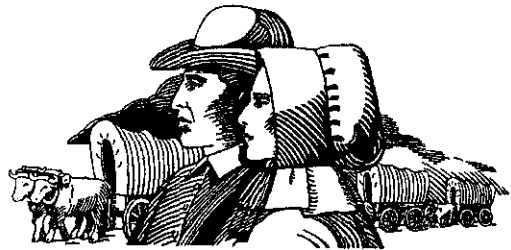


# CITY OF OREGON CITY

## PLANNING COMMISSION

320 WARNER MILNE ROAD  
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OREGON CITY, OREGON 97045  
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## PLANNING COMMISSON WORK SESSION AGENDA

City Hall – Lunch Room

June 18, 2003 at 5:30 P.M.

The Planning Commission and City Commission tour of Clackamas Community College, originally scheduled for June 11<sup>th</sup>, 2003, was been rescheduled for 5pm on Wednesday, June 25<sup>th</sup>, 2003.

The 2003 Planning Commission Agendas, including Staff Reports and Minutes, are available on the Oregon City Web Page ([www.orcity.org](http://www.orcity.org)) under PLANNING.

### WORKSESSION:

- 5:30 p.m. 1. **Downtown Community Plan**
- Proposed Zoning Districts:
    - Mixed Use Corridor District
    - Mixed Use Downtown District
    - Mixed Use Employment District
  - Table Comparing Building Height Standards
- 6:35 p.m. 2. **Old Business**
- Goal Setting Meeting Follow-up
- 6:45 p.m 3. **Adjourn**

NOTE: HEARING TIME AS NOTED ABOVE IS TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

## CHAPTER 17.29

### “MUC” -- MIXED USE CORRIDOR DISTRICT

#### SECTIONS

17.29.010 Designated  
 17.29.020 Permitted uses  
 17.29.030 Conditional uses  
 17.29.040 Prohibited uses  
 17.29.050 Dimensional standards, MUC-1  
 17.29.060 Dimensional standards, MUC-2  
 17.29.070 Dimensional standards, signage  
 17.29.080 Explanation of certain standards

#### 17.29.010 DESIGNATED.

The Mixed Use Corridor (MUC) District is designed to apply along selected sections of transportation corridors such as Mollala Avenue, 7<sup>th</sup> Street and Beavercreek Road, and along Warner-Milne Road. A mix of high-density residential, office, and small-scale retail uses are encouraged in this District. Commercial uses are only allowed in conjunction with mixed-use office and residential developments, except for small stand-alone buildings. **Moderate density (MUC-1) and High-high density (MUC-12) and moderate density (MUC-2) options are available within the MUC zoning district.** ~~The area along 7<sup>th</sup> Street is an example of MUC-1, and the area along Warner-Milne Road is an example of MUC-12. , and the area along 7<sup>th</sup> Street is an example of MUC-2. Retail uses within any designated “employment area”, shown on Map \_\_\_\_\_, shall not be greater than 60,000 square feet of gross floor area per business or building.~~

#### 17.29.020 PERMITTED USES.

Permitted uses in the “MUC” District are defined as:

- A. Banquet, conference facilities and meeting rooms
- B. Child Care facilities
- C. Dwellings, single-family detached<sup>1</sup>
- D. Dwellings, single-family and two-family attached
- E. Dwellings, multifamily
- F. Health and fitness clubs

<sup>1</sup> Only if existing prior to the effective date of this Ordinance; new single-family detached dwelling units are not permitted

- G. Medical and Dental Clinics, outpatient; infirmiry services
- H. ~~Offices Publicly owned parks, playgrounds, play fields and community or neighborhood centers~~
- I. ~~Offices—Publicly owned parks, playgrounds, play fields and community or neighborhood centers~~
- J. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment
- K. Restaurants, eating and drinking establishments<sup>2</sup>
- L. Retail services<sup>3</sup>, including personal, professional, educational and financial services; laundry and dry-cleaning;
- M. Retail trade<sup>4</sup>, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the Neighborhood, Historic or Limited Commercial Districts
- N. Senior Housing, including congregate care, residential care and assisted living facilities; nursing homes and other types of group homes<sup>5</sup>
- O. Studios and galleries, including dance, art, photography, music and other arts
- P. Utilities
- Q. Veterinary clinics or pet hospitals, dog day care

#### **17.29.030 CONDITIONAL USES**

The following uses are permitted in this District when authorized and in accordance with the process and standards contained in Chapter 17.56:

- A. Clubs/Lodges
- B. Drive-in or drive-through facilities

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<sup>2</sup> The maximum footprint size for a stand-alone building involving a single retail service or use shall be 10,000 square feet. New retail uses that are part of a mixed-use project may occupy up to 25% of the total gross square footage of the building or development if at least 75% of the total square footage is office, residential or other non-retail uses. Existing retail trade and service uses on property zoned commercial prior to the adoption of this ordinance are permitted to expand and/or change within the limits of the existing building size.

<sup>3</sup> Same as footnote #2

<sup>4</sup> Same as footnote #2

<sup>5</sup> Residential developments where each living unit has its own kitchen with a stove, sink and refrigerator will be treated as apartments, and subject to the density requirements of Section 17.29.050.H

- C. Emergency Services
- D. Museums and Cultural Facilities
- E. Postal Services
- F. Religious Institutions
- G. Schools, including trade schools and technical institutes

**17.29.040 PROHIBITED USES**

The following uses are prohibited in the MUC District:

- A. Bulk retail or wholesale uses
- B. Car washes
- C. Hotels and motels, commercial lodging
- D. Hospitals
- E. Indoor and outdoor recreation facilities
- F. Kennels
- G. Motor vehicle service, repair, sales, rental or storage
- H. Outdoor sales or storage<sup>6</sup>
- I. Self-service storage
- J. Vehicle fuel sales

**17.29.050 DIMENSIONAL STANDARDS, MUC-1**

- A. Minimum lot areas: None**
- B. Minimum Floor Area Ratio for stand-alone office and mixed-use buildings: 0.4<sup>7</sup>**
- C. Minimum building height: None**
- D. Maximum building height: 40 feet**
- E. Minimum required setbacks if not abutting a residential zone:**

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<sup>6</sup> Except secured areas for overnight parking or temporary parking of vehicles used in the business

<sup>7</sup> Same as footnote 7

1. Front yard: None
2. Interior side yard: None
3. Corner side yard: None
4. Rear yard: None

- F. Minimum required interior, corner and rear yard setbacks, if abutting a residential zone:**  
20 feet, plus one foot additional yard setback for every three feet of building height over 35 feet.

- G. Maximum allowed setbacks:**
1. Front yard: 20 feet
  2. Interior side yard: None
  3. Corner side yard abutting street: 30 feet
  4. Rear yard: None

- H. Residential density:**
1. Minimum units/acre<sup>8</sup> for stand alone residential: 10

- I. Parking standards.** The minimum required off-street vehicular parking standards requirements of Chapter 17.25 may be reduced by 10% for mixed-use projects, subject to a determination by the Planning Director that the project qualifies as a "mixed-use" project

- J. Maximum lot coverage: 80%**

- K. Percent of site landscaped: 20%. In addition, street trees and parking lot trees are required.**

#### **17.29.0650 DIMENSIONAL STANDARDS, MUC-12**

- A. Minimum lot area: None for commercial or office uses; same as RA-2 for stand alone residential projects
- B. Minimum Floor Area Ratio for stand-alone office buildings or mixed-use buildings<sup>9</sup> - 0.6
- C. Minimum building height: 25 feet
- D. Maximum building height: 60-53 feet
- E. Minimum required setbacks, if not abutting a residential zone
  1. Front yard: None

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<sup>8</sup> Units per acre means units per gross acre minus environmental resource lands

<sup>9</sup> The minimum floor area ratio shall apply to any stand-alone office development or any mixed-use development which includes a residential component. The residential floor area in a mixed-use project is included in the calculation of the FAR.

- 2. Interior side yard: None
- 3. Corner side yard: None
- 4. Rear yard: None

F. Minimum required interior, corner and rear yard setbacks if abutting a residential zone:  
15 feet, plus one foot additional yard setback for every three feet of building height over 35 feet.

- G. Maximum allowed setbacks
- 1. Front yard: 10 feet
  - 2. Interior side yard: None
  - 3. Corner side yard abutting street: 20 feet
  - 4. Rear yard: None

- H. Residential density:
- 1. Minimum units/acre for stand alone residential: 15
  - 2. Maximum units/acre for stand alone residential: Same as the City's highest density residential zone, or 30 units per acre, whichever is less

I. Parking standards: The minimum required off-street vehicular parking standards of Chapter 17.25 may be reduced by 25% for mixed-use projects, subject to a determination by the Planning Director that the project qualifies as a "mixed-use" project.

J. Maximum site coverage: 90%

K. Minimum landscaping requirement: 10%.

#### **~~17.29.060 DIMENSIONAL STANDARDS, MUC-2~~**

~~A. Minimum lot areas: None~~

~~B. Minimum Floor Area Ratio for stand-alone office and mixed-use buildings: 0.4~~

~~C. Minimum building height: None~~

~~D. Maximum building height: 45 feet~~

~~E. Minimum required setbacks if not abutting a residential zone:~~

- ~~1. Front yard: None~~
- ~~2. Interior side yard: None~~
- ~~3. Corner side yard: None~~
- ~~4. Rear yard: None~~

~~F. Minimum required interior, corner and rear yard setbacks, if abutting a residential zone:  
20 feet, plus one foot additional yard setback for every three feet of building height over 35 feet.~~

~~G. Maximum allowed setbacks:~~

- ~~1. Front yard: 20 feet~~
- ~~2. Interior side yard: None~~
- ~~3. Corner side yard abutting street: 30 feet~~
- ~~4. Rear yard: None~~

~~H. Residential density:~~

- ~~1. Minimum units/acre for stand-alone residential: 10~~
- ~~2. Maximum units/acre for stand-alone residential: 20~~

~~I. Parking standards. The minimum required off-street vehicular parking standards requirements of Chapter 17.25 may be reduced by 10% for mixed-use projects, subject to a determination by the Planning Director that the project qualifies as a "mixed-use" project~~

~~J. Maximum lot coverage: 80%~~

~~K. Percent of site landscaped: 20%. In addition, street trees and parking lot trees are required.~~

**17.29.070 DIMENSIONAL STANDARDS SIGNAGE.**

In addition to the sign regulations of Chapter \_\_\_\_?, free-standing signs in the MUC zone shall be limited to a maximum height of six-feet, and a maximum area of 24 square feet per sign face, with a maximum of 48 square feet for all combined sign faces.

**17.29.080 EXPLANATION OF CERTAIN STANDARDS**

**A. Floor Area Ratio (FAR)**

**1. Purpose**

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

**2. Standards**

a. The minimum floor area ratios contained in 17.29.050 and 17.29.060 apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than 10,000 square feet in floor area.

b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.

c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through

covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project buildout.

## **C. Building Height**

### **1. Purpose**

Minimum and maximum building height standards serve several purposes. They promote a compatible building scale and relationship of one structure to another. Building height standards also establish a consistent streetscape.

A minimum 2-story (25') building height is established for the MUC-1-2 District to ensure that the Zoned MUC-1-2 will develop with at least two-story buildings.

### **2. Standards**

Minimum and maximum building heights are specified in 17.29.050 and 17.29.060. The minimum building height standard applies generally to new commercial, residential, and mixed-use buildings. The minimum height requirement does not apply to accessory structures, or to buildings with less than 1,000 square feet of floor area.

## **D. Other standards**

See OCMC Chapter 17.62 for additional details on building setbacks, building orientation and primary entrances, and ground floor window requirements.



## **CHAPTER 17.34**

### **“MUD” -- MIXED USE DOWNTOWN DISTRICT**

#### **SECTIONS**

17.34.010 Designated  
17.34.010-020 Permitted uses  
17.34.010-030 Conditional uses  
17.34.010-040 Prohibited uses  
**17.34.050 Pre-existing industrial uses**  
17.34.010-060 Dimensional standards, except for within overlay areas  
17.34.010-070 Dimensional standards, historic downtown overlay area  
~~17.34.010 Dimensional standards, mandatory housing overlay area~~  
17.34.010-080 Dimensional standards, signs  
17.34.010-090 Explanation of certain standards

#### **17.34.010 DESIGNATED**

The Mixed-Use Downtown (MUD) District is designed to apply within the traditional downtown core along Main Street, and includes the “north-end” area, generally between 5<sup>th</sup> Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. A mix of high-density residential, office and retail uses are encouraged in this District, with primarily retail and service uses on the ground floor, and primarily office and residential uses on the upper floors. The emphasis is on those uses that serve a walk-in clientele. This District includes an overlay design sub-district for the historic downtown area. The design standards for this sub-district require a continuous storefront façade featuring streetscape amenities to enhance the active and attractive pedestrian environment.

~~The MUD District also includes a mandatory housing overlay, applicable where multifamily housing is required.~~

#### **17.34.020 PERMITTED USES**

Permitted uses in the “MUD” District are defined as:

- A. Any use permitted in the Neighborhood, Historic, Limited or General Commercial zone districts, unless otherwise restricted in Sections 17.34.030 or 17.34.040
- B. Banquet, conference facilities and meeting rooms
- C. Child care facilities
- D. Clubs/lodges

- E. Dwellings, single-family detached<sup>1</sup>
- F. Dwellings, single-family and two-family attached<sup>2</sup>
- G. Dwellings, multi-family<sup>3</sup>
- H. Heath and fitness clubs
- I. Hotel and motel, commercial lodging
- J. Indoor recreational facilities, including theaters
- K. Marinas
- L. Medical and dental clinics, outpatient; infirmity services
- M. Museums and cultural facilities
- N. Offices
- O. Postal services
- P. Publicly owned parks, play fields and community or neighborhood centers
- Q. Religious institutions
- R. Repair shops, for office equipment, bicycles, electronic equipment, shoes and small appliances
- S. Restaurants, eating and drinking establishments
- T. Retail services, including professional, educational and financial services; laundry and dry-cleaning
- U. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores
- V. Senior housing, including congregate care, residential care and assisted living, nursing homes and other types of group homes<sup>4</sup>
- W. Studios and galleries, including dance, art, photography, music and other arts

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<sup>1</sup> Only if existing prior to the effective date of this Ordinance; new single-family and two-family dwellings are not permitted.

<sup>2</sup> Same as footnote #1

<sup>3</sup> Limited to the second floor and above of mixed-use buildings **within the Historic Overlay area**, ~~except in the mandatory housing overlay area~~

<sup>4</sup> Residential developments where each living unit has its own kitchen with a stove, sink and refrigerator will be considered as apartments, subject to the density requirements of Section 17.34.050.H.

X. Utilities

**17.34.030 CONDITIONAL USES**

The following uses are permitted in this District when authorized and in accordance with the process and standards contained in Chapter 17.56.

- A. Car washes<sup>5</sup>
- B. Drive-in or drive-through facilities<sup>6</sup>
- C. Emergency services
- D. Hospitals
- ~~E. Outdoor markets, such as produce stands, craft markets and farmers markets~~
- E. Motor vehicle service, repair, sales, rental or storage<sup>7</sup>**
- F. Outdoor markets, such as produce stands, craft markets and farmers markets**
- G. Outdoor recreational facilities**
- ~~F. Outdoor recreational facilities~~
- ~~G. Motor vehicle service, repair, sales, rental or storage<sup>8</sup>~~
- H. Repairs shop for small engines, such as lawnmowers, leaf blowers and construction-related equipment
- I. Schools**
- I.J. Vehicle fuel sales<sup>9</sup>**

**17.34.040 PROHIBITED USES**

The following uses are prohibited in the MUD District

- A. Bulk retail and wholesale uses

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<sup>5</sup> Not allowed within the Historic Downtown Overlay sub-district, the Required Housing Overlay District, or within 400 feet of the Oregon City Transit Center

<sup>6</sup> Same as footnote #5

<sup>7</sup> Same as footnote #5

<sup>8</sup> Same as footnote #5

<sup>9</sup> Same as footnote #5

- B. Kennels
- C. Outdoor storage and sales<sup>10</sup>, **not including outdoor markets allowed in Section 17.34.030**
- D. Self-service storage

#### **17.34.050 PRE-EXISTING INDUSTRIAL USES**

**Tax Lots 100, 200 and 700 located on Clackamas County Tax Assessors Map #22E30DD have special provisions for Industrial Uses. These properties can maintain and expand their Industrial Uses on existing and abutting tax lots. New construction and substantial exterior alterations on these tax lots are subject to the Downtown Community Plan Design Standards located in OCMC 17.62.100. A change in use is allowed as long as there is no greater impact on the area than the existing use.**

#### **17.34.050–060 DIMENSIONAL STANDARDS, EXCEPT FOR WITHIN OVERLAY AREAS**

- A. Minimum lot area: None for commercial and office uses; same as RA-2 for stand alone residential projects
- B. Minimum Floor Area Ratio for stand-alone office, commercial buildings or mixed-use buildings with a residential component<sup>11</sup>: 0.4
- C. Minimum building height: 25 feet
- D. Maximum building height: **58–79 feet, except for those properties between Main Street and McLoughlin Boulevard, where the maximum building height shall be 40 feet.**
- E. Minimum required setbacks, if not abutting a residential zone:
  - 1. Front yard: None
  - 2. Interior side yard: None
  - 3. Corner side yard: None
  - 4. Rear yard: None
- F. Minimum required interior side yard and rear yard setback if abutting a residential zone: 15', plus one additional foot in yard setback for every three-feet in height over 35 feet.
- G. Maximum allowed setbacks:

<sup>10</sup> Except secured areas for overnight parking or temporary parking of vehicles used in the business

<sup>11</sup> The minimum floor area ratio shall apply to stand-alone office and commercial development or any mixed-use development that includes a residential component. The residential floor area in a mixed-use project is included in the calculation of the FAR.

1. Front yard: 20 feet
  2. Interior side yard: No maximum
  3. Corner side yard abutting street: 20 feet
  4. Rear yard: No maximum
  5. Rear yard abutting street: 20<sup>12</sup>
- H. Residential density:
1. Minimum units per acre: None, except in the mandatory housing overlay sub-district
  2. Maximum units per acre: None
- I. Parking standards: The minimum required off-street vehicular parking standards of Chapter 17.25 may be reduced by 25% for mixed-use projects subject to a determination by the Planning Director that the project qualifies as a “mixed-use” project.
- J. Maximum site coverage: 90%
- K. Minimum landscape requirement: 10%.

#### **17.34.060-070 DIMENSIONAL STANDARDS, HISTORIC AREA OVERLAY**

- A. Minimum lot area: None for commercial and office uses; same as RA-2 for stand-alone residential projects
- B. Minimum Floor Area Ratio for stand-alone office or commercial buildings or mixed-use buildings with a residential component: 0.6
- C. Minimum building height: 25 feet
- D. Maximum building height: 58 feet
- E. Minimum required setbacks, if not abutting a residential zone:
1. Front yard: None
  2. Interior side yard: None
  3. Corner side yard: None
  4. Rear yard: None
- F. Minimum required interior, corner and rear yard setback if abutting a residential zone: 20', plus one foot additional yard setback for every three feet in building height over 35 feet.
- G. Maximum allowed setbacks:

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<sup>12</sup> Except that for lots that have frontage on both McLoughlin Blvd. and Main Street, the maximum setback shall apply to only 50% of the frontage for one of the streets. The other 50% is not subject to the maximum setback standard.

1. Front yard: 10 feet
  2. Interior side yard: No maximum
  3. Corner side yard abutting street: 10 feet
  4. Rear yard: No maximum
  5. Rear yard abutting street: 10 feet<sup>13</sup>
- H. Residential density:
1. Minimum units per acre: No minimum
  2. Maximum units per acre: No maximum
- I. Parking standards: The ~~normal~~ minimum off-street vehicular parking requirements of Chapter 17.25 may be reduced by 50%. Off-street, vehicular parking requirements may be waived by the Director if the property is within a parking management district.
- J. Maximum site coverage: 100%
- K. Minimum landscape requirement: None. Development within the Historic Overlay District is exempt from required landscaping standards in 17.62.050(A)(1). However, some landscaping features or other amenities are required, which may be in the form of planters, hanging baskets, and architectural features such as benches and water fountains that are supportive of the pedestrian environment. Where possible, landscaped areas are encouraged to facilitate continuity of landscape design. Street trees and parking lot trees are required.

#### **~~17.34.070 DIMENSIONAL STANDARDS, MANDATORY HOUSING OVERLAY~~**

~~Stand-alone residential projects are permitted within the area designated as "Mandatory Housing Overlay in the zoning map. Mixed use projects, including residential, office and retail uses, are allowed within the mandatory housing overlay sub-district, as long as the minimum housing density requirement is achieved.~~

- ~~A. Minimum lot area: None for commercial and office uses; same as RA-2 for stand-alone residential projects~~
- ~~B. Minimum Floor Area Ratio for mixed-use buildings: None~~
- ~~C. Minimum building height: 25 feet~~
- ~~D. Maximum building height: 75 feet~~
- ~~E. Minimum required setbacks, if not abutting a residential zone:~~
- ~~1. Front yard: None~~
  - ~~2. Interior side yard: None~~
  - ~~3. Corner side yard: None~~
  - ~~4. Rear yard: None~~

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<sup>13</sup> Same as footnote #10

~~F. Minimum required interior, corner and rear yard setback if abutting a residential zone: 15', plus one additional foot for every three feet in height over 35 feet.~~

~~G. Maximum allowed setbacks:~~

- ~~1. Front yard: 10 feet~~
- ~~2. Interior side yard: No maximum~~
- ~~3. Corner side yard abutting street: 10 feet~~
- ~~4. Rear yard: No maximum~~
- ~~5. Rear yard abutting a street: 10 feet~~

~~H. Residential density:~~

- ~~1. Minimum units per acre: 20~~
- ~~2. Maximum units per acre: No maximum~~

~~I. Parking standards: The normal minimum off-street vehicular parking requirements of Chapter 17.25 apply~~

~~J. Maximum site coverage: 90%~~

~~K. Minimum landscape requirement: 10%. In addition, street trees and parking lot trees are required.~~

#### **17.34.080 DIMENSIONAL STANDARDS, SIGNAGE**

In addition to the sign regulations of Chapter \_\_\_, free-standing signs in the MUD area shall be limited to a maximum height of six feet, and a maximum area of 24 square feet per sign face, with a maximum of 48 square feet for all faces combined. Freestanding signs are prohibited in the Historic Downtown Overlay sub-district.

#### **17.34.090 EXPLANATION OF CERTAIN STANDARDS**

##### **A. Floor Area Ratio (FAR)**

###### **1. Purpose**

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

###### **2. Standards**

- a. The minimum floor area ratios contained in 17.34.050 and 17.34.060 apply to all non-residential and mixed-use building developments.
- b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.

- c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project buildout.

## **C. Building Height**

### **1. Purpose**

Minimum and maximum building height standards serve several purposes. They promote a compatible building scale and relationship of one structure to another. Building height standards also establish a consistent streetscape.

The Masonic Hall is currently the tallest building in downtown Oregon City, with a height of 58 feet measured from Main Street. The maximum building height limit of 58 feet will ensure that no new building will be taller than the Masonic Hall, ~~except potentially within the Mandatory Housing Overlay sub-district.~~

A minimum 2-story (24'25') building height is established for the Historic Downtown Overlay sub-district to ensure that the traditional building scale for the downtown area is maintained.

### **2. Standards**

Minimum and maximum building heights are specified in 17.34.050, 17.34.060 and 17.34.070. The minimum building height standard applies generally to new commercial, residential, and mixed-use buildings. The minimum height requirement does not apply to accessory structures, or to buildings with less than 1,000 square feet of floor area.

## **D. Setbacks**

### **1. Purpose**

Building setbacks work with standards for building height and floor area ratios to ensure placement of buildings in a way that creates an attractive streetscape and pleasant pedestrian experience. These regulations also ensure compatibility of building orientation, leading to a consistent street character.

### **2. Standards**

- a. Minimum and maximum building setbacks are specified in 17.34.050, 17.34.060 and 17.34.070.

## **E. Other Standards**

See OCMC Chapter 17.62 for additional details on building setbacks, building orientation and primary entrances, and ground floor window requirements.



## **CHAPTER 17.31**

### **“MUE” -- MIXED USE EMPLOYMENT DISTRICT**

#### **SECTIONS**

- 17.31.010 Designated
- 17.31.020 Permitted uses
- 17.31.030 Limited uses
- 17.31.040 Conditional uses
- 17.31.050 Prohibited uses
- 17.31.060 Dimensional standards, ~~MUE-1~~
- 17.31.080-070 Explanation of certain standards

#### **17.31.010 DESIGNATED**

The MUE zone is designed to apply to areas where employment-intensive uses such as office, research and development, and light manufacturing are concentrated. ~~Some~~**Ancillary** commercial uses are allowed, within limits. Residential uses are not allowed. ~~High density (MUE-1) and moderate density (MUE-2) options are available within the MUE zoning district. The old Rossman landfill is an example of an area designated MUE-1, and the Clackamas County “Red Soils Campus” area is an example of an area designated MUE-2.~~ Retail uses within any designated “employment area”, shown on Map \_\_\_\_, shall not be greater than 60,000 square feet of gross floor area per business or building.

#### **17.31.02 PERMITTED USES**

Permitted uses in the MUE district are defined as:

- A. Auditoriums, exhibition halls
- B. Banks, savings, credit union, stocks & mortgages
- C. Banquet, conference facilities and meeting rooms
- D. Carpenter shops, wood product manufacturing<sup>1</sup>
- E. Child care facilities
- F. Clinics, outpatient; infirmary services
- G. Commercial or industrial laundries
- H. Employment training and business services

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<sup>1</sup> All activities associated with this use shall be contained wholly within an enclosed building

- I. Health and fitness clubs, including tennis courts and swimming pools, but exclusive of spectator sports facilities
- J. Hotels and motels, commercial lodging
- K. Industrial uses including design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials<sup>2</sup>
- L. Offices
- M. Postal services
- N. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing, photo engraving
- O. Public utilities and services, including courts, libraries, and general government offices
- P. Research and development offices and laboratories, related to scientific, educational, electronics, and communications endeavors<sup>3</sup>
- Q. Software development
- R. Trade schools and technical and professional institutes, business schools, job training, vocational rehabilitation, exclusive of elementary, secondary and full curricula colleges and universities
- S. Transit and passenger rail center & station, exclusive of transit storage areas
- T. Utilities

### **17.31.030 LIMITED USES**

The following permitted uses, alone or in combination, shall not exceed 20% of the ~~entire total gross square footage~~**floor area** of all of the other permitted and conditional uses within the MUE development site or complex. **The total gross floor area of two or more buildings may be used, even if the buildings are not all on the same parcel or owned by the same property owner, as long as they are part of the same development site, as determined by the Planning Director.**

- A. Art stores, galleries, photography studios and shops

<sup>2</sup> These uses shall have no or minimal off-site impacts, e.g. noise, glare, odor, and vibration, and all activities shall be conducted **wholly** within an ~~wholly~~ enclosed building

<sup>3</sup> ~~All activities associated with this use shall be contained within a wholly enclosed building~~ Same as footnote #1

- B. Bakeries, retail
- C. Barber shops, beauty shops, other personal services
- D. Custom dressmaking, tailoring
- E. Drug stores, pharmacies
- F. Dry cleaners
- G. Dry goods stores
- H. Entertainment centers and facilities, arcades and theaters (indoor only)
- I. Food mart, food lockers
- J. Grocery, fruit or vegetable stores
- K. Office equipment (sales and service)
- L. Outdoor Storage, up to 10% of the net buildable area of the property, provided that such outdoor storage is part of and necessary for the operation of a permitted use.<sup>4</sup>
- M. Repair shops for radio and television, office equipment, bicycles, electronic equipment, shoes, small appliances and equipment<sup>5</sup>
- N. Restaurants, eating and drinking establishments
- O. Service stations or public garages, tires (sales and service)
- P. Specialty retail shops, including but not limited to florist, music, gifts, confectionery, books, stationary, hobby, jewelry, bath and kitchen ware, shoes, linen, furniture, hardware, garden supply, appliances and electronics stores, delicatessens
- Q. Variety stores

#### **17.31.040 CONDITIONAL USES**

The following conditional uses are permitted when authorized and in accordance with the process and standards contained in Chapter 17.56.

- A. Ambulance services

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<sup>4</sup> "Outside storage" does not include secured areas for overnight employee vehicle parking or temporary parking of vehicles used in the business.

<sup>5</sup> ~~All activities associated with this use shall be contained within a wholly enclosed building~~ Same as footnote #1.

- B. Building materials, sales and supplies (as described in OCMC 17.31.080(A), and not including outdoor storage or outdoor display and sales of building materials
- C. Correctional, detention and work release facilities
- D. Drive-in or drive-through facilities for banks, restaurants, pharmacies, and other commercial uses
- E. Emergency service facilities
- F. Hospitals and medical centers
- G. Museums and cultural institutions
- H. Private clubs and lodges
- I. Public facilities, such as sewage treatment plants, water towers, pumps stations, recycling and resource recovery centers
- J. Veterinary or pet hospital, dog daycare

#### **17.31.050 PROHIBITED USES**

The following uses are prohibited in the MUE district:

- A. Bulk fuel dealerships and storage yards, including card locks
- B. Concrete mixing and sale
- C. Contractors equipment yard
- D. Distributing, wholesaling and warehousing
- E. Draying, trucking and automobile freighting yard
- F. Entertainment centers and facilities, outdoor
- G. Foundry casting lightweight non-ferrous metals
- H. Ice or cold storage plant
- I. Junk yards, salvage yards, wrecking yards, storage yards and recycling centers
- J. Kennels

K. Machinery, equipment or implement sales, service or rental relating to farming and construction (heavy equipment)

L. Motor vehicle, travel trailer, recreation vehicle, motorcycle, truck, manufactured home, and boat sales, leasing, rental or storage

**M. Religious institutions, such as churches, mosques and synagogues**

~~N. Self-storage facilities~~ **Schools, elementary, secondary, and full curricula colleges and universities**

~~M.~~

~~N. Schools, elementary, secondary, and full curricula colleges and universities~~

**O. Self-storage facilities**

**O.P.** Storage yard for contractor's equipment, transit vehicles, and related vehicle or equipment maintenance activities

**P.Q.** Warehouse/freight movement

**Q.R.** Wholesale and bulk sales

**17.31.060 DIMENSIONAL STANDARDS, MUE-1**

A. Minimum lot areas: None

B. Minimum Floor Area Ratio (as described as 17.31.080(B)): 0.35

C. Minimum building height: ~~None~~ 35'

D. Maximum building height: 35' ~~53'~~ 75' (35' within 500' of the End of the Oregon Trail Center Property as described as 17.31.080(C) and within 100' of any residentially zoned property; ~~75'~~ 53' everywhere else)

E. Minimum required setbacks: No side or rear yard setbacks are required, except that a 50 foot setback shall be required wherever the MUE zone directly abuts any type of commercial or residential zone.

F. Maximum allowed setbacks: No maximum limit

G. Minimum off-street parking standards: The standard off-street, vehicular parking requirements of Section 17.25 apply

H. Maximum site coverage: 85%

I. Minimum landscape requirement: 15%

**~~17.31.070 DIMENSIONAL STANDARDS, MUE-2~~**

~~A. Minimum lot areas: None~~

~~B. Minimum Floor Area Ratio (as described as 17.31.080(B): 0.35~~

~~C. Minimum building height: None~~

~~D. Maximum building height: 35' within 100' of any residentially zoned property, 75' everywhere else.~~

~~E. Minimum required setbacks: No front, side or rear yard setbacks are required, except that a 25-foot minimum setback shall be required wherever the MUE zone directly abuts any type of residential zone~~

~~F. Maximum allowed setbacks: No maximum limit~~

## **17.31.080-070 EXPLANATION OF CERTAIN STANDARDS**

### **A. Building Materials, Sales and Supplies**

Upon the adoption of this ordinance, conditional use status is granted to all building materials, sales and supply uses that were legally permitted by the City prior to the adoption of this ordinance.

### **B. Floor Area Ratio (FAR)**

#### **1. Purpose**

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

#### **2. Standards**

a. The minimum floor area ratios contained in 17.31.060 and 17.31.070 apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than 10,000 square feet in floor area

b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.

c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project buildout.

### **C. Minimum Building Height**

#### ~~**1. Purpose**~~

~~A minimum 35' building height is established for the MUE-1 District to ensure that the area zoned MUE-1 develops at a higher intensity than most of the rest of the City will be developed.~~

### **DC. Area with Maximum Building Height**

The area with a maximum building height of 35' shall be measured from Clackamas County Tax Assessor's Map# 2-2E-29CA, Tax Lot 500. The purpose of this standard is preserve the uniqueness of the End of the Oregon Trail Interpretive Center by prohibiting tall buildings to be located adjacent to the Interpretive Center.

**D. Other standards**

See OCMC Chapter 17.62 for additional details on building setbacks, building orientation and primary entrances, and ground floor window requirements.

**Table Comparing Building Height Standards**

<i>Existing Zoning Districts</i>			
Zoning District	Maximum Height	Minimum Height	Exceptions
LOC	2 stories, 25 feet	None	
LO	3 stories, 35 feet	None	
NC	1 story, 25 feet	None	
HC	1-1/2 stories, 25 feet	None	
LC	2-1/2 stories, 35 feet	None	
C	35 feet	None	
TC	2-1/2 stories, 35 feet	None	
CBD	6 stories, 75 feet	None	
M-1	3 stories, 40 feet	None	
M-2	6 stories, 75 feet	None	
CI	40 feet	None	85 feet maximum <sup>1</sup>
<i>Proposed Zoning Districts</i>			
MUC - 1	40 feet / 3 stories	None	
MUC - 2	53 feet / 4 stories	25 feet	
MUD – No overlay	79 feet / 6 stories	25 feet	
MUD – Historic Overlay	58 feet ?	25 feet	
MUE	53 feet <sup>2</sup> / 4 stories	None	35 feet

<sup>1</sup> In area bounded by Leland Road, Warner Milne Road, Molalla Avenue

<sup>2</sup> 53', except within 500' of the End of the Oregon Trail Center property and within 100' of any residentially zoned property, 35')



Planning Commission Work Session  
June 4, 2003

City Commission Goals for 2003

1. Create a strategy for Oregon City's economic recovery.
2. Build partnerships that promote efficiency and accountability.
3. Begin implementation of downtown and waterfront plans.
4. Provide quality customer service.
5. Promote a positive image/positive quality of life for Oregon City.

Are there corresponding action items that go with these goals?

Planning goals for 2003

1. Comprehensive Plan adoption
  - a. Commercial District zoning changes
  - b. Incorporation with economic development person/team
  - c. Competitive in the region and cooperation
  - d. Industrial lands-How to attract
  - e. Beaver Creek UGB expansion area/CCC/Glen Oak
  - f. Lower downtown/Washington Street Plan
  - g. Blue Heron site master plan
2. Sign code-non conforming signs
  - a. Design versus content
  - b. Review sign code of other historic towns
  - c. New sign code language: size, materials
  - d. School signs
3. Home Occupation Ordinance
4. Tree preservation
  - a. Tree committee
5. Long-range planning
6. UGB
7. Police/Fire protection/services
  - a. How does this (long-range planning and the UGB expansion) affect growth/economic development?
8. Community Development Fees
  - a. Fees: where should they be compared to the region
  - b. Land as a resource
9. Sub-divisions
  - a. Traffic calming in new subdivisions
  - b. Single family design review
  - c. Master planning for new subdivisions in UGB/South End/ Beaver Creek
10. Hospital Master plan
11. Acknowledge "Good" and "Bad" design