

ORDINANCE NO. 93-1022

AN ORDINANCE AMENDING TITLE 17: ZONING, CHAPTER 17.36: M-1 LIGHT INDUSTRIAL DISTRICT, OF THE OREGON CITY MUNICIPAL CODE, 1991, BY DELETING 17.36.030: PERMITTED USES FOR ANNEXED AREAS; AND DELETING A PORTION OF 17.36.0040: AND CREATING A NEW CHAPTER 17.37: M-1 (CI) CAMPUS INDUSTRIAL DISTRICT, AND DECLARING AN EMERGENCY

OREGON CITY MAKES THE FOLLOWING FINDINGS:

WHEREAS, several locations within Oregon City are designated for Campus Industrial development; and

WHEREAS, heretofore provisions of Campus Industrial development were contained within the M-1 Light Industrial zone, and were originally adopted in 1980; and

WHEREAS, a review of permitted and conditional uses has been initiated by the Planning Commission to reflect the City's vision for the Campus Industrial areas with regard to changing circumstances:

THEREFORE,

OREGON CITY ORDAINS AS FOLLOWS:

Section 1. That Title 17: Zoning, Chapter 17.36: M-1 Light Industrial District, of the Oregon City Municipal Code, 1991, Section 17.36.030, Permitted Uses for Annexed Areas, is hereby deleted and the remaining sections sequentially renumbered.

Section 2. That Title 17: Zoning, Chapter 17.36: M-1 Light Industrial District, of the Oregon City Municipal Code, 1991, Section 17.36.040, Conditional Uses, is hereby amended by deleting the following paragraph:

Territories annexed to the city which are designated on the Clackamas County comprehensive plan campus industrial and zoned accordingly at the time of annexation shall allow the following conditional uses:

Office uses, subject to the provisions of Chapter 17.20, may occupy up to seventy percent of the total floor area of the development.

Uses permitted in Section 17.36.020.

Section 3. That Title 17.37: M-1 (CI) Campus Industrial District is hereby created to read as follows:

CHAPTER 17.37
M-1 (CI) CAMPUS INDUSTRIAL DISTRICT

Sections:

- 17.37.010 Designated.
- 17.37.020 Permitted Uses.
- 17.37.030 Conditional Uses.
- 17.37.040 Dimensional Standards.
- 17.37.050 Development Standards.

17.37.010 Designated. The Campus Industrial District allows a mix of clean, employee-intensive industries, and offices with associated services. The district is applied to those areas designated Campus Industrial on the Comprehensive Plan Map.

17.37.020 Permitted Uses. Uses in the Campus Industrial District are:

- A. The following uses may occupy up to one hundred percent (100%) of the total floor area of the development:
 - 1. Experimental, film or testing laboratories.
 - 2. Industries which manufacture from, or otherwise process, previously prepared materials.
 - 3. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing.
 - 4. Trade schools.
 - 5. Corporate headquarters or regional offices with fifty (50) or more employees.

17.37.030 Conditional Uses. The following conditional uses may be established in a Campus Industrial District subject to review and action on the specific proposal, pursuant to the criteria and review procedures in Section 17.50 and 17.56.

- A. Uses permitted in Section 17.36.020 (A).
- B. Offices, except corporate headquarters or regional offices allowed under Section 17.37.020 above, may occupy up to seventy percent (70%) of the total floor area of the development.
- C. Financial institutions, as an accessory use to a permitted use located the same building as the permitted use and limited to ten percent (10%) of the total floor area of the development. Financial institutions shall primarily serve the needs of businesses and employees within the development, and drive-through features are prohibited.

D. Limited residential uses which are subject to the following criteria:

1. Adult congregate living facilities for senior citizens is defined as any institution, building, or buildings, residential facilities for elderly and disabled persons or other place which undertakes, through its ownership or management to provide housing, meals and the availability of other support services.
2. The uses in (1) above shall not occupy more than ^{five} four (5) acres within all lands zoned Campus Industrial;
3. Residential densities shall not exceed the density permitted in the RA-2 zone;
4. Additional setbacks, buffering, and additional landscaping may be required to reduce the possible adverse affects on adjacent properties in the underlying zone.

E. Any other use which, in the opinion of the Planning Commission, is of similar character of those specified in Section 17.37.020 and 17.37.030.

In addition, the proposed conditional uses:

1. Will have minimal adverse impact on the appropriate development of primary uses on abutting properties and the surrounding area considering location, size, design and operating characteristics of the use;
2. Will not create odor, dust, smoke, fumes, noise, glare, heat or vibrations which are incompatible with primary uses allowed in this district;
3. Will be located on a site occupied by a primary use, or, if separate, in a structure which is compatible with the character and scale or uses allowed within the district, and on a site no larger than necessary for the use and operational requirements of the use.
4. Will provide vehicular and pedestrian access, circulation, parking and loading areas which are compatible with similar facilities for uses on the same site or adjacent sites.

17.37.040 Dimensional Standards. Dimensional standards in the M-1 (CI) district are:

- A. Minimum Lot Area: No minimum required.
- B. Maximum Building Height: Three (3) stories, not to exceed forty (40) feet.
- C. Minimum Required Setbacks:
 1. Front Yard: Twenty feet (20') minimum depth.
 2. Interior Side Yard: No minimum width.
 3. Corner Side Yard: Twenty feet (20') minimum width.
 4. Rear Yard: Ten feet (10') minimum depth.

- D. **Buffer Zone:** If a use on this zone abuts or faces a residential or commercial zone, a yard of at least twenty-five feet (25') shall be required on the side abutting or facing the adjacent residential or commercial zone in order to provide a buffer area, and landscaping thereof shall be subject to site plan review.

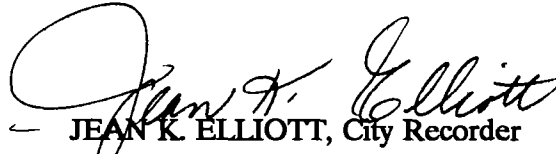
17.37.050 Development Standards. All development within the M-1 (CI) District is subject to the review procedures and application requirements under Section 17.50, and the development standards under Section 17.62. In addition, the following specific standards, requirements and objectives shall apply to all development in this district. Where requirements conflict, the more restrictive provision shall govern.

- A. **Landscaping:** A minimum of fifteen percent (15%) of the developed site area shall be used for landscaping. The design and development of landscaping in this district shall:
1. Enhance the appearance of the site internally and from a distance.
 2. Include street trees and streetside landscaping.
 3. Provide an integrated open space and pedestrian way system within the development with appropriate connections to surrounding properties.
 4. Include, as appropriate, a bikeway, pedestrian walkway or jogging trail.
 5. Provide buffering or transitions between uses.
 6. Encourage outdoor eating areas conveniently located for use by employee.
 7. Encourage outdoor recreation areas appropriate to serve all the uses within the development.
- B. **Parking:** No parking areas or driveways, except access driveways, shall be constructed within the front setback of any building site or within the buffer areas without approved screening and landscaping.
- C. **Fences:** Periphery fences shall not be allowed within this district. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. Fences may be used to enclose playgrounds, tennis courts, or to secure sensitive areas or uses, including but not limited to, vehicle storage areas, drainage detention facilities, or to separate the development from adjacent properties not within the district. Fences shall not be located where they impede pedestrian or bicycle circulation or between site areas.
- D. **Signs:** One ground-mounted sign may be provided for a development. Other signage shall be regulated by Title 15.
- E. **Outdoor Storage and Refuse/Recycling Collection Areas:**
- 1) No materials, supplies or equipment, including company owned or operated trucks or motor vehicles, shall be stored in any area on a lot except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from the neighboring properties or streets. No storage areas shall be maintained between a street and the front of the structure nearest the street.

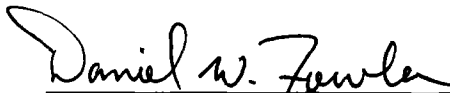
- 2) All outdoor refuse/recycling collection areas shall be visibly screened so as not to be visible from streets and neighboring property. No refuse/recycling collection areas shall be maintained between a street and the front of the structure nearest the street.

Section 4. Because this ordinance is necessary for the immediate preservation of the peace and public health, safety and welfare of Oregon City, and to provide for an orderly transition in a reasonable amount of time to this regulatory system, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the Commission and approval by the Mayor.

Read for the first time at a regular meeting of the Commission held on the 17th day of November, 1993, and the foregoing ordinance was finally enacted by the City Commission this 17th day of November, 1993.


JEAN K. ELLIOTT, City Recorder

ATTESTED to this 17th day of November, 1993.


DANIEL W. FOWLER, Mayor

ORDINANCE NO. 93-1022

Effective Date: November 17, 1993



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

November 17, 1993

Page 1 of 1

Subject: Campus Industrial Zone -
Recommendation from Planning Commission
Proposed Ordinance No. 93-1022
Public Hearing continued from
November 3, 1993

Report No. 93-252

At the November 3, 1993 meeting, the Commission reviewed proposed Ordinance No. 93-1022 which will revise the Light Industrial zone, and create a new Zoning District- Campus Industrial. After review and consideration the Commission referred back to the Planning Commission the issue of standards for residential uses in this new zone.

The Planning Commission met on November 10, 1993 in a worksession to consider these standards. The following standards are recommended:

Creation of a new section D. under conditional uses as follows:

Limited residential uses which are subject to the following criteria:

1. Adult congregate living facilities for senior citizens, as defined in ORS 441.525 (1).
2. The uses in (1) above shall not occupy more than four (4) acres within all lands zoned Campus Industrial;
3. Residential densities shall not exceed the density permitted in the RA-2 zone;
4. Additional setbacks, buffering, and additional landscaping may be required to reduce the possible adverse affects on adjacent properties in the underlying zone.

ORS 441.525 (1) defines "adult congregate living facilities" as any institution, building or buildings, residential facility for elderly and disabled persons, or other place, operated as a nonprofit corporation which undertakes through its ownership or management to provide housing, meals and the availability of other supportive services.

Attached is a copy of the proposed ordinance with the recommended additions. It is recommended that the proposed ordinance be amended with the changes as written.

CHARLES LEESON
City Manager

cc: Denyse McGriff
John Spencer



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED
November 3, 1993

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Subject: Amendments to the M-1 Light Industrial Zone, and Creation of a New Campus Industrial Zone - Public Hearing

Report No. 93-239

If Approved - Ordinance No. 93-1022,
An Ordinance Amending Title 17: Zoning, Chapter 17.36:
M-1 Light Industrial District, of the Oregon City
Municipal Code, 1991, by Deleting 17.36.030: Permitted
Uses for Annexed Areas, and Deleting a Portion of 17.36.040;
and Creating a New Chapter 17.37: M-1 (CI) Campus Industrial
District, and Declaring an Emergency

In January of 1992, the Planning Commission began discussion of revisions to the M-1 Light Industrial zone. When the Zoning Ordinance was adopted in 1980, the M-1 zone included provisions for areas planned "Campus Industrial". This combination of the two zones has been a continuing source of confusion for property owners and prospective developers. The revisions to the code were originally proposed in response to anticipated developments in the Red Soils Industrial Park. However, there has also been a substantial amount of land annexed that is designated Campus Industrial. Revisions to the zone are timely, because they will precede actual development proposals in the Campus Industrial areas (with the exception of the Randall/Red Soils Business Park, which has built Phase 1).

The Planning Commission held several work sessions to discuss changes to the zoning ordinance. The changes would delete references to Campus Industrial from the M-1 Light Industrial zone, and create a separate zone for Campus Industrial. The Commission reviewed "campus industrial" type zones from several other metro area jurisdictions in their study.

On October 14th, the Planning Commission held a public hearing on the proposed amendments. Of considerable discussion was the issue of residential uses in Campus Industrial zones. The current provisions allow high-density housing as part of a mixed use development (high-density housing cannot exceed 75% of the total floor area). The Planning Commission's conclusion and recommendation was that residential uses should be prohibited in the industrial zones, including Campus Industrial, to preserve the available land for actual industrial development. The Planning Commission also directed staff to schedule a work session to discuss the issue of appropriate zoning for assisted living facilities.

*Cont To 11-17-93
agenda*



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COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

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District, and Declaring an Emergency**

Substantive changes in the new Campus Industrial zone are:

- 1. Adds as permitted uses - trade schools, corporate headquarters and offices; also allows Planning Commission to approve similar uses.**
- 2. Adds as conditional uses - financial institutions with limitations, so that they serve the needs of the development.**
- 3. Establishes additional criteria for conditional uses.**
- 4. Establishes dimensional standards more restrictive than the M-1 Light Industrial zone; specifically, larger front and corner side yards to provide less impact on street frontages.**
- 5. Establishes development standards in addition to the Design Review chapter of the Zoning Ordinance.**

Changes to the zone are derived largely from Clackamas County's Campus Industrial zone. The changes will make the zone easier to understand and interpret, and will address deficiencies in the zone as currently written.



CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED
November 3, 1993

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Subject: Amendments to the M-1 Light Industrial Zone, and Creation of a New Campus Industrial Zone - Public Hearing

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District, and Declaring an Emergency

Attached for Commission review are the following documents:

1. Proposed Ordinance No. 93-1022, enacting the changes as recommended by the Planning Commission.
2. Planning Commission minutes from October 14, 1993.
3. Staff Report to Planning Commission.

It is recommended that proposed Ordinance No. 93-1022 be approved. Notice of proposed Ordinance No. 93-1014 has been posted at City Hall, Courthouse and Senior Center by direction of the City Recorder. It is recommended that first reading be unanimously approved, second reading be called and unanimously approved for final enactment to become effective immediately.

CHARLES LEESON
City Manager

cc: Development Review
John Spencer