

SECTION 2.1 LAND USE ZONING

Fourth Revised Draft Amendments November 2004

2.101 General Provisions

2.101.01 Establishment of Zoning

All areas within the corporate limits of the City of Woodburn are divided into distinctive land use categories which shall applied to all geographic areas of the City and recorded on the Official Zoning Map, as provided in *Section 1.103* of the *WDO*. The use of the territory within a zoning district shall be limited to the uses specified in the zoning district.

2.101.02 Zoning Districts

The City of Woodburn shall be divided into the following zoning districts:

- A. Residential Single Family (RS).
- B. Retirement Community Single Family Residential (R1S).
- C. Medium Density Residential (RM).
- D. Commercial Office (CO).
- E. Commercial General (CG).
- F. Downtown Development and Conservation (DDC).
- G. Nodal Neighborhood Commercial (NNC)
- H. Industrial Park (IP).
- I. Light Industrial (IL).
- J. Public and Semi-Public (P/SP).

K. **Neighborhood Conservation Overlay District (NCOD)**.

L. **Riparian Corridor and Significant Wetlands Overlay District (RCSWOD)**

M. **Southwestern Industrial Reserve Overlay District (SWIR)**

N. **Nodal Overlay Districts**

1. **Nodal Single Family Residential (RSN)**

2. **Nodal Multi-Family Residential (RMN)**

3. **Nodal Neighborhood Commercial (NNC)**

2.101.03 Classification of Uses

A. Within each zone, uses are classified as "permitted," "special," "conditional," "specific conditional" and "accessory." Further, uses are functionally classified by description of the particular activity (such as "site-built single family residence") or by general category with reference to the North American Industry Classification System (NAICS).

B. —Uses functionally classified with reference to North American Industry Classification System (NAICS) are described with the NAICS title for the particular subdivision thereof, followed by the index number assigned in the system for such subdivision.

C. For purposes of the *WDO*, NAICS refers to the document titled: North American Industry Classification System. U.S. Office of Management and Budget 1997. Published by JIST Works, Inc. Indianapolis, IN.

D. Uses described without reference to the NAICS are described with ordinary words of common usage which, where it is necessary that their definitions be clarified or restricted for purposes of this ordinance, are defined in **Section 1.102**.

E. Where a use is not described with reference to the NAICS or otherwise defined in **Section 1.102**, the words of this ordinance describing such a use are to be given their ordinarily accepted meaning except where the context in which they are used otherwise clearly requires.

F. In many cases, uses are listed under convenient categories, often the division of the NAICS, which are in capital letters or boldface type. Such titles of subsections do not indicate nor shall they be construed as meaning that they themselves independently designate permitted, special, conditional or accessory uses. They are provided for ease of reference only.

G. The uses listed in each use classification refer to the "predominant use." The term "predominant use" not only describes the principal use but also allows for "ancillary uses" and "required supporting uses." "Predominant use" does not differentiate about the duration of a use, uses of both permanent and temporary nature are considered to be the same.

H. An ancillary use is a use that is subsidiary to a predominant use and is either:

1. Vertically integrated with [or directly linked with the conduct of] a predominant use: or

2. Exclusively for the benefit of occupants, or employees, of a predominant use.

I. A required supporting use is an on-site space or facility necessary to fulfill a dimensional or development standard of the **WDO** or a condition of a land use approval. Required supporting uses include access facilities, parking, loading, landscaping, and open space.

2.102 Single Family Residential (RS)

2.102.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the RS zone.

A. **Site-built single family dwelling.**

B. **Group home.**

C. **Family child day care** for 12 or fewer children.

D. **Parks and playgrounds.**

E. **Rights of way, easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines, for storm water facilities and for pump stations.

2.102.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the RS zone.

A. **Agricultural practices** without livestock subject to *Section 2.203.02*.

B. **Boat and recreational vehicle storage pad** subject to *Section 2.203.03*.

C. **Boat and recreational vehicle storage area** subject to *Section 2.203.04*.

D. **Community club buildings and facilities** subject to *Section 2.203.05*.

E. **Delivery services** subject to *Section 2.203.08*.

F. **Duplex dwelling** on a corner lot subject to *Section 2.203.09*.

G. **Golf courses** without a driving range subject to *Section 2.203.11*.

H. **Home occupations** subject to *Section 2.203.12*.

I. **House of worship** subject to *Section 2.203.13*.

J. **Manufactured home on a lot** subject to *Section 2.203.16*.

K. **Residential sales office** subject to *Section 2.203.18*.

L. **Temporary residential sales** subject to *Section 2.203.20*.

2.102.03 **Conditional Uses**

The following uses may be permitted in the RS zone subject to the applicable development standards of the *WDO* and to the conditions of conditional use approval:

A. **Government and public utility buildings and structures** EXCEPT uses permitted in *Section 2.102.01* and telecommunication facilities subject to *Section 2.204.03*.

B. **Elementary and secondary schools (6111)**.

C. **Golf driving range** in conjunction with a golf course.

D. **Off street parking** in conjunction with a non-residential use allowed in the zone.

E. **Child day care services (6244)**, EXCEPT family child day care for 12 or fewer children, within a non-residential building.

2.102.04 **Specific Conditional Uses**

The uses permitted by the following designation may be allowed in the RS zone subject to approval as a conditional use that conforms to the specific standards referenced below, the applicable provisions of the *WDO* and all other applicable conditions of approval.

A. **Historically or architecturally significant site** subject to *Section 2.204.02*.

2.102.05 **Accessory Uses**

The following uses are permitted as accessory uses subject to *Sections 2.202 and 2.203*.

A. **Garage** (or carport in the case of a manufactured home).

B. **Deck or patio**.

C. **Fence or free standing walls**.

D. **Greenhouse or hobby shop**.

E. **Private recreational facilities**, including swimming pool, hot tub or sauna, and game courts.

F. **Personal storage structure**.

2.102.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the RS zone. If the RS zone has a Nodal Overlay, the dimensional standards of the RSN Overlay District, **Section 2.115**, shall apply.

A. Minia~~xi~~imum Density

A minimum density of 5.28 dwelling units per net buildable acre (after excluding public rights-of-way, public tracts, common open space, and land protected by the RCW overlay district) shall be required.

B. Lot Standards.

Lots in an RS zone shall comply with the standards of **Table 2.1.1** and **Table 2.1.2**.

TABLE 2.1.1 Lot Standards for Residential Uses in an RS Zone* *EXCEPT PUD's subject to *Section 3.109*

| | | | | |
|---|-----------------|---|----------------------|--|
| <p>A. Single Family Dwelling, Site Built; Group Home; Family Child Day Care; Manufactured Home, on a Lot; & Residential Sales Office</p> | | | | |
| <p><u>Interior Lot</u></p> | | | | |
| <p>1. For an interior lot.</p> | 6000 sq. ft. | 65 0 ft. | 109 0 ft. | 54 0 ft. |
| <p><u>Corner Lot</u></p> | | | | |
| <p>2. For a corner lot.</p> | 8000 sq. ft. | 80 ft. | 109 0 ft. | 50 ft. |
| <p><u>Flag Lot**/** or Cul de sac Lot</u></p> | | | | |
| <p>3. For either a <u>flag</u> or <u>cul de sac</u> lot.</p> | 6000 sq. ft. | 65 0 ft. at the -front setback line. | 109 0 ft. | <p><u>Flag lot</u>: The driveway access easement or strip of land per <i>Section 3.104.05.</i></p> <p><u>Cul de sac lot</u>: 40 feet.</p> |
| <p>**<u>Flag lot</u> dimension and area standards EXCLUDE the driveway access, per Section 3.104.05. ***Within a subdivision, not more than one (1) flag lot shall be located behind another lot as shown in <i>Figure 6.6.</i></p> | | | | |
| <p>B. Duplex Dwelling on a Corner Lot</p> | | | | |
| <p>1. For a corner lot.</p> | 10,000 sq. ft.- | 100-80 ft. | 109 0 ft. | 50 ft. |

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| TABLE 2.1.2 Lot Standards for Non-Residential Uses in an RS Zone |
| In an RS zone the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth. |

C. Building Height.

The maximum height of buildings and structures shall not exceed 35 feet, EXCEPT chimneys, spires, domes, flag poles and other features (EXCEPT telecommunication facilities subject to *Section 2.204.03*) not used for human habitation, which shall not exceed 70 feet.

ED. Setback and Buffer Improvement Standards.

1. Front Yard Setback and Setback Abutting a Street:

a. Dimensions:

1) The minimum setback abutting a street, or front property line shall be 20 feet plus any Special Setback, *Section 3.103.05*, EXCEPT:

a) For flag lot that provides a minimum setback of 12 feet in all yards; or

b) When the existing pattern of development requires the application of *Section 2.102.06.C.1.a.2*.

2) When the lots abutting a vacant property are already developed and front the same street, the minimum setback abutting the street for the subject property shall equal the average setback of the existing, abutting residential buildings, plus or minus 5 feet, but in no case shall be less than 10 feet.

b. Off Street Parking, Maneuvering and Storage:

1) Off street parking and storage shall be prohibited within a required setback or any yard abutting a street EXCEPT for parking and maneuvering within a driveway leading to a garage (or carport in the case of a manufactured home).

2) The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest edge of a shared driveway and 20 feet from a street right of way line.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

d. Vehicular Access: Vehicular access shall be permitted in conformance with **Section 3.104**.

2. Interior Side Yard and Interior Rear Yard Setbacks

a. Dimensions:

1) Side Yard Setback. The minimum side yard setback shall be 5 feet EXCEPT for a flag lot. The side yard setback for a flag lot may be either one of the following:

a). 12 feet, when all yard setbacks are a minimum of 12 feet; or

b) 5 feet, when the rear yard setback complies with dimensions of **Section 2.102.06.C.2.a.2a)**.

2) Rear Yard Setback.

a) The average rear yard setback (as defined in **Section 1.102**) for all lots, EXCEPT a flag lot shall be:

(i) 24 feet wide for structure up to 16 feet in height;

(ii) 30 feet wide for structure 16.1 to 28 feet in height;

(iii) 36 feet wide for structure 28.1 to 35 feet in height

with no point measuring less than 5 feet from the average dimension.

b) The minimum rear yard setback for a flag lot shall be either one of the following:

(i). A minimum 12 feet, when all yard setbacks are a minimum of 12 feet; or

(ii). The dimensions of **Section 2.102.06.C.2.a.2a)** when the side yards are a minimum of 5 feet.

3)The minimum setback from a private access easement shall be 5 feet.

b.Off Street Parking, Maneuvering and Storage:

1)Off street parking, maneuvering and storage shall be permitted in the side and rear yard setback subject to applicable Special Use and Accessory Use standards, **Sections 2.202.03 and 2.201.**

2)The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest edge of a shared driveway and a minimum of 20 feet from a street right of way line.

c.Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards of **Section 3.103.10.**

2.102.07 **Development Standards**

All development in the RS zone shall comply with the applicable provisions of the **WDO**. The following standards specifically apply to uses in the RS zone.

A.Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.102.06** and **Section 3.105.**

B.Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103.**

C.Architectural Design Standards.

1.Site-built single family and duplex dwellings and manufactured homes on lots in the RS zone, EXCEPT those existing on the effective date of the

WDO or those located in the Neighborhood Conservation Overlay District (NCOD), shall be subject to the architectural design standards of **Section 3.107.03.**

2.All single family and duplex dwellings located within the NCOD shall be subject to the architectural standards or guidelines of **Section 3.107.04.**

3.All primary buildings and structures, other than those noted in **Sections 2.102.07.C.1. and 2.** shall be subject to the architectural guidelines of **Section 3.107.06.**

D.Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E.Accessory Uses and Structures.

By definition, prior to the construction or installation of an accessory structure, EXCEPT a fence or free standing wall, an existing primary permitted use, building or structure shall have been established on the same lot. Accessory uses and structures shall be subject to **Section 2.2**.

F.Landscaping and Sidewalks.

1.The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

2.No landscaping is required for single family and duplex dwelling lots EXCEPT conservation of significant trees, **Section 3.106.04**.

3.All uses, EXCEPT lots for single family and duplex dwellings shall be landscaped to the applicable standards of **Section 3.106**.

G.Lot Coverage.

Lot coverage by the primary and accessory structures EXCEPT accessory structures in the rear yard area, shall be:

1.A maximum of 40 percent for lots containing a primary building with a average height of 14 feet or less, and

2.A maximum of 35 percent for lots with a primary building with an average height of more than 14 feet.

H.Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**. No more than one primary building shall be located on a lot.

1.New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, *Section 3.108***;
- b. **Subdivisions, *Section 3.108***; or
- c. **Planned Unit Development *Section 3.109***.

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, *Section 5.101.07***.
- b. **Replatting, *Section 3.108***.
- c. **Vacation**, applicable Oregon Revised Statutes.

2.103 Retirement Community Single Family Residential (R1S)

2.103.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the R1S zone.

A. **Site-built single family dwelling.**

B. **Group home.**

C. **Family child day care** for 12 or fewer children.

D. **Parks.**

E. **Rights of way, easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines, for storm water facilities and for pump stations.

2.103.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the R1S zone.

A. **Agricultural practices** without livestock subject to *Section 2.203.02*.

B. **Community club buildings and facilities** subject to *Section 2.203.05*.

C. **Delivery services** subject to *Section 2.203.08*.

D. **Golf course without a driving range** subject to *Section 2.203.11*.

E. **Home occupation** subject to *Section 2.203.12*.

F. **House of worship** subject to *Section 2.203.13*.

G. **Manufactured home on a lot** subject to *Section 2.203.16*.

H. **Temporary residential sales** subject to *Section 2.203.20*.

2.103.03 Conditional Uses

The following uses may be permitted in the R1S zone subject to the applicable development standards of the *WDO* and to the conditions of conditional use approval:

- A. **Government and public utility buildings and structures** EXCEPT uses permitted in *Section 2.103.01*; telecommunication facilities subject to *Section 2.204.03*; and **Elementary and secondary schools** (6111).
- B. **Off street parking** in conjunction with a non-residential use allowed in the zone.

2.103.04 Accessory Uses

The following uses are permitted as accessory uses subject to *Sections 2.202 and 2.203*.

- A. **Garage** with a maximum capacity of three cars (or carport with a maximum capacity of two cars in the case of a manufactured home).
- B. **Fence or free standing wall.**
- C. **Greenhouse or hobby shop.**

2.103.05 Prohibition of Limitation on Additional R1S Zoning

The zoning of additional territory as R1S is expressly prohibited, EXCEPT for vacant parcels of at least 5 acres that (a) are designated ~~Single Family~~ Low Density Residential on the Woodburn Comprehensive Plan Map, and (b) abut land that is currently zoned R1S. DELETE CHANGES

2.103.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the R1S zone.

A. Minimum Density

A minimum of 9.6 dwelling units per net acre (after excluding public rights-of-way, public tracts, common open space, and land protected by the RCW overlay district) shall be required.

B. Lot Standards.

Lots in an R1S zone shall comply with the standards of *Table 2.1.3* and *Table 2.1.4*.

Section 2.103.02

| *Woodburn Development Ordinance [WDO]*

TABLE 2.1.3 Lot Standards for Residential Uses in an R1S Zone

| Lot Location | Minimum Lot Area | Minimum Lot Width | Average Depth | Min. Street Frontage |
|----------------|---|-------------------|---------------|---|
| Interior Lot | 3600 sq. ft. | 40-50 ft. | None | 40-50 ft. |
| Corner Lot | 3600 sq. ft. | 50-40 ft. | None | 50-40 ft. |
| Flag Lot | 3600 sq. ft. [EXCEPT a flag lot driveway required in Section 3.104.05. | 50 ft. | None | No direct street frontage shall be required other than the width of the driveway access easement or strip of land in fee ownership required per Section 3.104.05. |
| Cul de sac Lot | 3600 sq. ft. | 50-40 ft. | None | 40-30 feet. |

TABLE 2.1.4 Lot Standards for Non-Residential Uses in an R1S Zone

The lot area for a non-residential use in an R1S zone shall be adequate to contain all structures within the required setbacks. In no event shall a lot be less than 7,200 square feet. There shall be no minimum width or depth.

BC. Building Height.

The maximum height of buildings shall not exceed 35 feet, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (EXCEPT telecommunication facilities), shall not exceed 70 feet.

ED. Setback and Buffer Improvement Standards.

1. Front Yard Setback and Setback Abutting a Street:

a. The minimum setback abutting a street, or front property line shall be 20 feet plus any Special Setback, **Section 3.103.05**.

b. Off Street Parking, Maneuvering and Storage:

1) Off street parking and storage shall be prohibited within a required setback or any yard abutting a street EXCEPT for parking and maneuvering within a driveway leading to a garage (or carport in the case of a manufactured home).

2) The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20

Feet from the closest edge of a shared driveway and 20 feet from a street right of way line.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be -subject to clear vision area standards, **Section 3.103.10**.

d. Vehicular Access: Vehicular access shall be permitted in conformance with **Section 3.104**.

2. Interior Side Yard and Interior Rear Yard Setbacks.

a. Dimensions:

1) Side Yard Setback. The minimum side yard setback for all lots shall be 5 feet, or 7% of the lot width, whichever is greater.

2) Rear Setback: -The minimum rear yard setback for all lots shall be 5 feet.

b. Off Street Parking and Maneuvering:

1) Off street parking, maneuvering and storage shall be permitted in the side and rear yard setback subject to applicable Special Use and Accessory Use standards, **Sections 2.203.03 and 2.201**.

2) The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest edge of a shared driveway and a minimum of 20 feet from a street right of way line.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be -subject to clear vision area standards **Section 3.103.10**.

2.103.07 Development Standards

All development in the R1S zone shall comply with the applicable provisions of the **WDO**. The following standards specifically apply to uses in the R1S zone.

A. Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.103.06 and Section 3.105**.

B. Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103** EXCEPT **Section 3.103.09 B. and D** regarding rear yard setback projections.

C. Architectural Design Standards.

1. Site-built single family and duplex dwellings and manufactured homes on lots in the R1S zone, EXCEPT those existing on the effective date of the **WDO**, shall be subject to the architectural design standards of **Section 3.107.03**.

2. All primary buildings and structures, other than those noted in **Sections 2.102.07.C.1. and 2.** shall be subject to the architectural guidelines of **Section 3.107.06**.

D. Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E. Accessory Uses and Structures.

By definition, prior to the construction or installation of an accessory structure, EXCEPT a fence or free standing wall, an existing primary permitted use, building or structure shall have been established on the same lot. Accessory structures in the rear setback shall not exceed 25 percent of the rear yard area and shall be set back 3 feet from any property line. The setback for accessory structures in the side yard shall be the same as the primary building.

F. Landscaping and Sidewalks.

1. The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

2. No landscaping is required for single family and duplex dwelling lots EXCEPT conservation of significant trees, **Section 3.106.04**.

3. All uses, EXCEPT lots for single family and duplex dwellings shall be landscaped to the applicable standards of **Section 3.106**.

G. Lot Coverage.

The maximum lot coverage for a primary building, without an attached carport or garage is 30 percent. The maximum lot coverage for a primary building with an attached carport or garage is 37.5 percent.

H. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**. No more than one primary building shall be located on a lot.

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, -Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation, applicable Oregon Revised Statutes.**

2.104 Medium Density Residential (RM)

2.104.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* are permitted in the RM zone.

- A. **Site-built single family dwelling and Duplex dwelling.**
- B. **Multiple family dwelling units, INCLUDING** apartment houses.
- C. **Assisted living facilities.** (62331)
- D. **Nursing care facilities.** (6231)
- E. **Rooming and boarding house.** (7213)
- F. **Group home or group care facilities.**
- G. **Child day care services.** (6244)
- H. **Parks and playgrounds.**
- I. **Rights of way, easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines, for storm water facilities and for pump stations.

2.104.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the RM zone.

- A. **Agricultural practices** without livestock subject to *Section 2.203.01*.
- B. **Boat and recreational vehicle storage** subject to *Section 2.203.03*.
- C. **Boat and recreational vehicle storage area** subject to *Section 2.203.04*.
- D. **Community club buildings and facilities** subject to *Section 2.203.05*.

- E. **Delivery services** subject to *Section 2.203.08*.
- F. **Facilities during construction** subject to *Section 2.203.10*.
- G. **Golf course** without a driving range subject to *Section 2.203.11*.
- H. **Home occupation** subject to *Section 2.203.12*.
- I. **House of worship** subject to *Section 2.203.13*.
- J. **Manufactured dwelling park** subject to *Section 2.203.15*.
- K. **Manufactured home on a lot** subject to *Section 2.203.16*.
- L. **Residential sales office** subject to *Section 2.203.18*.

2.104.03 **Conditional Uses**

The following uses may be permitted in the RM zone subject to the applicable development standards of the *WDO* and to the conditions of conditional use approval:

- A. **Government and public utility buildings and structures** EXCEPT uses permitted in *Section 2.104.01* and communications facilities subject to *Section 2.204.03*.
- B. **Elementary and secondary schools (6111)**.
- C. **Golf driving range** in conjunction with a golf course.
- D. **Off street parking** in conjunction with a non-residential use allowed in the zone.

2.104.04 **Specific Conditional Uses**

The uses permitted by the following designation may be allowed in the RM zone subject to approval as a conditional use that conforms to the specific standards referenced below, the applicable provisions of the *WDO* and all other applicable conditions of approval.

- A. **Historically or architecturally significant site** subject to *Section 2.204.02*.

2.104.05 **Accessory Uses**

The following uses are permitted as accessory uses subject to *Sections 2.202 and 2.203*.

- A. **Garage** (or carport in the case of a manufactured home).
- B. **Deck or patio.**
- C. **Fence or free standing wall.**
- D. **Greenhouse or hobby shop.**
- E. **Private recreational facilities**, including swimming pool, hot tub or sauna, and game courts.
- F. **Personal storage structure.**

2.104.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the RM zone. If the RM zone has a Nodal Overlay, the dimensional standards of the RMN Overlay District, **Section 2.115**, shall apply.

A. ~~Minimum aximum~~ Density

A minimum of 12.8 dwelling units per net acre (after excluding public rights-of-way, public tracts, common open space, and land protected by the RCW overlay district) shall be required.

B. Lot Standards.

Lots in an RM zone shall comply with the standards for the subject use described in **Tables 2.1.11, 2.1.5 and 2.1.6.**

TABLE 2.1.5 Lot and Density Standards for Duplex Dwellings; Multiple Family Residential Dwelling Units and Living Units; and MDP's in an RM Zone

- A. The minimum lot area for **duplex dwellings** on an individual lot shall be ~~108~~,000 square feet with a minimum width of ~~100-80~~ feet and minimum depth of ~~100-90~~ feet.
- B. There shall be no minimum lot area or dimensions for multiple family residential dwellings units or living units in the RM zone.
- C. The number of multiple family residential dwelling units; living units; or manufactured dwelling units within a MDP on a lot shall be regulated by:
 - 1. Maximum residential density, not exceeding the following standards:
 - a. **Multiple family dwellings:** 16 dwelling units per net buildable acre.
 - b. **Assisted living facility** (62331) or **nursing care facility** (6231): 32 living units per net buildable acre.
 - c. **Manufactured dwelling park:** 12 dwelling units per net buildable acre.
 - 2. Compliance with the applicable open space and site design standards and guidelines of *Sections 2.104.07.C. and 2.20315.*

TABLE 2.1.6 Lot Standards for Non-Residential Uses in an RM Zone

The lot area for a non-residential use in an RM zone shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth.

B. Building Height.

The maximum height of buildings shall not exceed 35 feet, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (but EXCEPT telecommunication facilities), shall not exceed 70 feet.

C. Setback and Buffer Improvement Standards.

1. Front Yard Setback and Setback Abutting a Street:

a. Dimensions: The setback abutting a street shall be a minimum of 20 feet plus any Special Setback, **Section 3.103.05**.

b. Off Street Parking, Maneuvering and Storage:

1) Off street parking and storage shall be prohibited within a required setback or any yard abutting a street EXCEPT for parking and maneuvering within a driveway leading to a garage (or carport in the case of a manufactured home).

2) The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest edge of a shared driveway and 20 feet from a street right of way line.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

d. Vehicular Access: Permitted in conformance with Woodburn Access Management Ordinance and **Section 3.104**.

2. Interior Side and Interior Rear Yard Setbacks

a. Development in an RM zone shall be subject to the setback and buffer requirements of **Table 2.1.7**.

b. The building setback from a private access easement shall be a minimum of 5 feet.

c. Off Street Parking, Maneuvering and Storage

1) Off street parking and storage shall be prohibited within a required setback or any yard abutting a street EXCEPT for parking

and maneuvering within a driveway leading to a garage (or carport in the case of a manufactured home).

2)The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest edge of a shared driveway and 20 feet from a street right of way line.

d.Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

e.Vehicular Access: Permitted in conformance with **Section 3.104**.

2.104.07 Development Standards

All development in the RM zone shall comply with the applicable provisions of the **WDO**. The following standards specifically apply to uses in the RM zone. If the RM zone has a Nodal Overlay, the development standards of the RMN Overlay District, Section 2.115, shall apply.

A.Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.104.06 and Section 3.105**.

B.Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103**.

C.Architectural Design Guidelines and Open Space Standards.

1.Multiple density residential buildings shall be subject to the design standards or guidelines of **Section 3.107.05**.

2.Site-built single family and duplex dwellings and manufactured homes on lots, and all manufactured dwellings within a manufactured dwelling park (MDP), in the RM zone, EXCEPT those existing on the effective date of the **WDO** or those located in the NCOD or NNC, shall be subject to the architectural design standards of **Section 3.107.03**.

3.All single family and duplex dwellings on lots in an RM zone located within the Neighborhood Conservation Overlay District (NCOD) shall be subject to the

architectural guidelines of **Section 3.107.04**.

4. All primary buildings and structures, other than those noted in **Sections 2.104.07.C.1., 2. and 3.** shall be subject to the architectural guidelines of **Section 3.107.06**

D. Signs.

Signs shall be subject to the Sign Ordinance.

E. Accessory Uses and Structures.

By definition, prior to the construction or installation of an accessory structure, EXCEPT a fence or free standing wall, an existing primary permitted use, building or structure shall be established on the same lot. Accessory uses and structures shall be subject to **Section 2.201** Accessory Uses and Structures.

F. Landscaping and Sidewalks.

1. The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

2. The subject property shall be landscaped to the standards of **Sections 3.106 and 3.107.03**.

3. Common refuse collection facilities shall be screened on all sides by an architectural block wall and solid gate, both with an anti-graffiti surface, a minimum of six feet and a maximum of seven feet in height.

G. Lot Coverage.

Lot coverage by the primary single family and duplex dwellings and associated accessory structures in a RM zone shall be a maximum of 40 percent for lots containing a primary building with a average height of 14 feet or less and a maximum of 35 percent for lots with a primary building with an average height of more than 14 feet.

H. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**.

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, -Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation, applicable Oregon Revised Statutes.**

2.105 Commercial Office (CO)

2.105.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the CO zone.

A.Residential

1. **One dwelling unit** in conjunction with a commercial use.

B.Transportation & Warehousing

1. Postal service. (491)

C.Information

1. **Radio & TV studios & offices** EXCEPT antennae or towers. (5131)
2. **Cable networks.** (5132)
3. **Telecommunications** (5133) EXCEPT telecommunication facilities subject to *Section 2.204.03*.
4. **Information & data processing.** (514)

D.Finance & Insurance

1. **Finance and insurance** (52) EXCEPT pawn shops (522298) & check cashing, pay day loan and cash transfer establishments [other than banks] as a predominant, ancillary, or required supporting use.

A.Real Estate & Rental & Leasing

2. **Real estate.** (531)
3. **Rental & leasing,** without outdoor display or storage (532)

E.Professional, Scientific & Technical Services

1. **Legal services.** (5411)
2. **Accounting.** (5412)
3. **Architects and engineers.** (5413)
4. **Specialized design services** (5414) INCLUDING interior design services.
5. **Computer system design.** (5415)

6. **Management consulting.** (5416)
7. **Advertising.** (5418)
8. **Other professional services** (5419), EXCEPT veterinary service (541940) not contained in a building.

F. Administrative & Support Services

1. **Administrative and facilities support services.** (5611 and 5612)
2. **Employment services.** (5613)
3. **Business support services** INCLUDING copy shops. (5614)
4. **Travel and tour agencies.** (5615)
5. **Investigation and security services.** (5616)
6. **Services to buildings and dwellings** (5617), offices only.
7. **Other support services.** (56199)

B. Educational Service

8. **Business schools.** (6114)
9. **Technical and trade schools.** (6115)

G. Health Care & Social Services

1. **Ambulatory health services** (621) EXCEPT ambulance service. (62191)
2. **Social assistance** (624) INCLUDING child day care services.

C. Arts, Entertainment & Recreation

3. **Museums and historic sites** (712) EXCEPT zoos. (712130)
4. **Fitness and recreation sports centers.** (71391)

H. Accommodation & Food Service

1. **Hotels** (EXCEPT casino hotels) and motels. (72111)
2. **Bed and breakfast inns.** (721191)
3. **Food service and drinking places** (722) EXCEPT food contractors (7231) and mobile food service.

I. Other Services

1. **Personal care services** (8121) INCLUDING barber shops and beauty salons.
2. **Funeral homes.** (812210)

- 3. **Photo finishing.** (81292)
- 4. **Parking lots and garages** (81293) EXCEPT extended vehicle storage. (4939190)
- 5. **All Other Personal Services** (81299) INCLUDING bail bonding and consumer buying services.
- 6. **Religious, civic, professional and similar organizations.** (813)

J. Public Administration

- 1. Public Administration (92) INCLUDING government offices, courts and fire protection.

K. Streets & Utilities

- 1. **Rights of way and easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines and for storm water facilities and for pump stations.

2.105.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the **WDO** including the special development standards of **Section 2.203**, are permitted in the CO zone.

- A. **Agricultural practices** without livestock subject to Section 2.203.02.
- B. **Delivery services** subject to Section 2.203.08.
- C. **Facilities during construction** subject to Section 2.203.10.

2.105.03 Conditional Uses

The following uses may be permitted in the CO zone subject to the applicable development standards of the **WDO** and to the conditions of conditional use approval:

- A. **Ambulance service.** (62191)
- B. **Multiple family dwelling units**, INCLUDING apartment houses.
- C. **Assisted living facilities.** (62331)
- D. **Nursing care facilities.** (6231)

E. **Rooming and boarding house.** (7213)

F. **Group home or group care facilities.**

G. **Government and public utility buildings and structures** EXCEPT uses permitted in *Section 2.105.01* and telecommunications facilities subject to *Section 2.204.03*.

2.105.04 Accessory Uses

The following uses are permitted as accessory uses subject to *Sections 2.202 and 2.203*.

A. **Fence or free standing wall.**

2.105.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the CO zone.

A. Lot Standards.

Lots in a CO zone shall comply with the applicable standards of *Table 2.1.8*.

| TABLE 2.1.8 Lot Standards for Uses in a CO Zone |
|---|
|---|

| |
|--|
| A. In a CO zone the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth. |
|--|

| |
|--|
| B. In a CO zone, residential use shall be subject to the lot standards of <i>Table 2.1.5</i> . |
|--|

B. **Building Height.**

The maximum height of buildings shall not exceed 35 feet, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (EXCEPT telecommunication facilities), shall not exceed 70 feet.

C. **Setback and Buffer Improvement Standards.**

1. **Front Yard Setback and Setback Abutting a Street:**

a. **Dimensions:**

1)The minimum setback abutting a street shall be 15 feet plus any Special Setback, **Section 3.103.05**.

2)The maximum yard abutting a street shall be 150 feet.

b. Off Street Parking and Maneuvering:

1) Off street parking and storage shall be prohibited within a required setback.

2) The entrance to a garage shall be set back a minimum of 20 feet from the closest edge of a shared driveway and 20 feet from a street right of way line.

c.Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

d.Vehicular Access: Permitted in conformance with **Section 3.104**.

2. Interior Side and Rear Yard Setbacks.

a.Development in an CO zone, EXCEPT conditional uses permitted by **Section 2.105.03. A. through E.**, shall be subject to the setback and buffer requirements of **Table 2.1.9**. Conditional uses permitted by **Section 2.105.03. A. through E.** shall be subject to the setback and buffer requirements of **Table 2.1.7**.

| TABLE -2.1.9 Interior Yard and Buffer Standards for Non-Residential Uses in CO Zones | | | |
|---|--|---|-------------------------|
| Abutting Property | Landscaping | Wall | Interior Setback |
| RS, R1S or RM, zone | All interior yards shall be fully landscaped subject to Section 3.106 . | Solid brick or architectural wall with anti-graffiti surface, no less than 6 feet or greater than 7 feet in height. | 10 ft. |
| DDC, CG, IP or IL zone | All interior yards shall be fully landscaped subject to Section 3.106 . | Wall requirements shall be determined in conjunction with the applicable Design Review process. | 15 ft. |
| P/SP or CO zone | All interior yards shall be fully landscaped subject to Section 3.106 . | No wall required. | ft. |

b. The building setback from a private access easement shall be a minimum of 5 feet.

c. Off Street Parking, Maneuvering and Storage:

1) Off street parking, maneuvering and storage shall be prohibited within a required setback.

2) The entrance to a garage shall be set back a minimum of 20 feet from the closest edge of a shared driveway and 20 feet from a street right of way line.

3) The distance between the sidewalk on a public street and a loading dock shall be sized to preclude vehicles using the dock from projecting over the sidewalk.

d. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

e. Vehicular Access: Permitted in conformance with Woodburn Access Management Ordinance and **Section 3.104**.

2.105.06 Development Standards

All development in the CO zone shall comply with the applicable provisions of the **WDO**. The following standards specifically apply to uses in the CO zone.

A. Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.105.05 and Section 3.105**.

B. Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103**.

C. Architectural Design Guidelines and Open Space Standards.

1. Multiple density residential buildings shall be subject to the design standards or guidelines of **Section 3.107.05**.

2. All primary buildings and structures, other than those noted in Section **2.105.05.C.1**, shall be subject to the architectural guidelines of **Section**

3.107.06.

D.Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E.Residential Density.

The density and number of medium density residential units permitted in a CO zone shall be subject to the requirements of **Table 2.1.5**.

F.Landscaping and Sidewalks.

1.The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

2.The subject property shall be landscaped to the standards of **Section 3.106 and 3.107.03**.

3.Common refuse collection facilities shall be screened on all sides by an architectural block wall and solid gate, both with an anti-graffiti surface, a minimum of six feet and a maximum of seven feet in height.

G.Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**.

1.New lots of record shall be subject to the following standards and procedures:

- a.**Partitions, Section 3.108;**
- b.**Subdivisions, Section 3.108;** or
- c.**Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedure.

- a.**Property Line Adjustment, Section 5.101.07.**
- b.**Replatting, Section 3.108.**

c.**Vacation**, applicable Oregon Revised Statutes.

2.106 Commercial General (CG)

2.106.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the CG zone.

A.Residential

1. **One dwelling unit** in conjunction with a commercial use.

B.Special Trade Contractors

1. **Plumbing, heating and air-conditioning contractors.** (235110)
2. **Paper and wall coving contractors.** (235210)
3. **Masonry, drywall, insulation and tile.** (2354)
4. **Floor laying contractors.** (235520)
5. **Roofing, siding, and sheet metal construction contractors** (235610) entirely within a building.
6. **Glass and glazing contractors.** (235920)
7. **Building equipment and other machinery installation contractors.** (235950)
8. **Ornamental ironwork contracting.** (235990)

C.Fabricated metal products manufacturing

1. **Fabricated metal product manufacturing** (332) entirely within a building.

D.Furniture and Related Products Manufacturing

1. Household and institutional furniture and kitchen cabinet manufacturing (3371) entirely within a building.

E. Retail Trade

1. **Automotive parts** (44131) without installation.
2. **Furniture and home furnishings.** (442)
3. **Electronics and appliance stores.** (443)
4. **Building materials and garden equipment and supplies.** (444) with all outdoor storage and display enclosed by a 7' masonry wall.
5. **Food and beverage stores.** (445)
6. **Health and personal care stores.** (446)
7. **Clothing and accessory stores.** (448)

8. **Sporting goods, hobby, book and music stores.** (451)
9. **General merchandise stores.** (452)
10. **Misc. retail** (453) EXCEPT used merchandise stores (4533), other than antique shops, and EXCEPT manufactured (mobile) home dealers. (45393)

F. Transportation & Warehousing

1. **Postal service.** (491)

G. Information

1. **Publishing.** (511)
2. **Motion picture theaters** (512131) EXCEPT drive-ins.
3. **Radio and TV.** (5131)
4. **Cable networks.** (5132)
5. **Telecommunications.** (5133) EXCEPT telecommunication facilities subject to Section 2.204.03.
6. **Information and data processing.** (514)

H. Finance and Insurance

1. **Finance and insurance** (52) EXCEPT pawn shops (522298) and check cashing, pay day loan and ~~and~~ cash transfer establishments [other than banks] as a predominant, ancillary, or required supporting use banks.

I. Real Estate and Rental and Leasing

1. **Real estate.** (531)
2. **General rental centers** (532310) with all outdoor storage and display on a paved surface.

J. Professional, Scientific & Technical Services

1. **Legal services.** (5411)
2. **Accounting.** (5412)
3. **Architects and engineers.** (5413)
4. **Specialized design services.** (5414)
5. **Computer system design.** (5415)
6. **Management consulting.** (5416)
7. **Advertising.** (5418)

8. **Other professional services** (5419) EXCEPT veterinary service contained entirely within a building. (541940)

K.Administrative & Support Services

- 1.**Administrative and support services** (561) INCLUDING employment, travel and investigation.

L.Educational Service

- 1.**Business schools.** (6114)
- 2.**Technical and trade schools.** (6115)

M.Health Care and Social Services

- 1.Ambulatory health services (621) EXCEPT ambulance service. (62191)
- 2.**Social assistance** (624) INCLUDING child day care services.

N.Arts, Entertainment and Recreation

- 1.**Performing arts and spectator sports.** (711)
- 2.**Museums and historic sites** (712) EXCEPT zoos. (712130)
- 3.**Fitness and recreational sports.** (71391)
- 4.**Bowling centers.** (71395)
- 5.**Other amusements** INCLUDING ballrooms. (713990)

O.Accommodation & Food Service

- 1.**Hotels** (EXCEPT casino hotels) and motels. (72111)
- 2.**Bed-and-breakfast inns.** (721191)
- 3.**Food service and drinking places** (722) EXCEPT mobile food service.

P.Other Services

- 1.**Electronic and precision equipment repair.** (8112)
- 2.**Electric motor repair entirely within a building.**
- 3.**Re-upholstery and furniture repair.** (81142)
- 4.**Leather repair.** (81143)
- 5.**Personal care services** (8121) INCLUDING barber shops and beauty salons.
- 6.**Funeral homes.** (812210)
- 7.**Dry cleaning and laundry service** (8123) EXCEPT linen supply. (81233)

- 8.**Photo finishing.** (81292)
- 9.**Parking lots and garages** (81293) EXCEPT extended vehicle storage. (4939190)

10. **All other personal services** (812990) INCLUDING bail bonding and consumer buying services.

11. **Religious, civic and social organizations.** (813)

Q. Public Administration

1. **Public administration.** (92)

R. Streets & Utilities

1. **Rights of way and easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines and for storm water facilities and for pump stations.

2.106.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the CG zone.

- A. **Agricultural practices** without livestock subject to *Section 2.203.02*.
- B. **Complementary residential uses** subject to *Section 2.203.06*.
- C. **Delivery services** subject to *Section 2.203.08*.
- D. **Facilities during construction** subject to *Section 2.203.10*.
- E. **Temporary outdoor marketing and special events** subject to *Section 2.203.19*.

2.106.03 Conditional Uses

The following uses may be permitted in the CG zone subject to the applicable development standards of the *WDO* and the conditions of conditional use approval:

A. Retail Trade

- 1. **Motor vehicle and parts dealers** (441) EXCEPT automotive parts without installation.
- 2. **Tractor and heavy equipment dealers.**
- 3. **Gasoline stations.** (447)
- 4. **Used merchandise stores**, other than antique shops. (4533)

5. **Manufactured (mobile) home dealers.** (453930)

B. Transportation & Warehousing

1. **Urban transit system.** (48511)
2. **Interurban and rural transit.** (4852)
3. **Taxi service.** (48531)
4. **Limousine service.** (4853)
5. **School transportation.** (4854)
6. **Charter bus service.** (4859)
7. **Special needs transportation.** (485991)
8. **Motor vehicle towing.** (48841)
9. **Self- and mini-storage.**

C. Finance and Insurance

1. **Pawn shops.** (522298)
2. **Check cashing, pay day loans and cash transfer establishments,** other than banks.

D. Professional, Scientific and Technical Services

1. **Scientific research and development.** (5417)
2. **Veterinary service.** (541940)

E. Health Care and Social Services

1. **Ambulance service.** (62191)

F. Accommodations and Food Service

1. **Recreational vehicle parks.** (7212)

G. Other Services

1. **Automotive maintenance.** (8111)
2. **Commercial and industrial equipment repair.** (8113)
3. **Home goods repair** EXCEPT upholstery (81142) and leather repair (81143). (8114)
4. **Linen supply.** (81233)

H. **Government and public utility buildings and structures** EXCEPT uses permitted in

Section 2.106.01 and telecommunications facilities subject to *Section 2.204.03*.

2.106.04 Accessory Uses

The following uses are permitted as accessory uses subject to *Sections 2.202 and 2.203*.

A. Fence or free standing wall.

2.106.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the CG zone.

A.Lot Standards.

Lots in a CG zone shall comply with the applicable standards of *Table 2.1.10*.

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|--|
| TABLE 2.1.10 Lot Standards for Uses in a CG Zone |
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|---|
| In a CG zone the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth. |
|---|

B.Building Height.

The maximum height of buildings shall not exceed 70 feet, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (EXCEPT telecommunication facilities), shall not exceed 100 feet.

C.Setback and Buffer Improvement Standards.

2.Front Yard Setback and Setback Abutting a Street:

a.Dimensions:

1)The minimum setback abutting a street shall be 15 feet plus any Special Setback, *Section 3.103.05*.

2)The maximum yard abutting a street shall be 150 feet.

b.Off Street Parking and Maneuvering:

1)Off street parking and storage shall be prohibited within a required yard or special setback.

2)The distance between the sidewalk on a public street and a loading dock shall be sized to preclude vehicles using the dock from projecting over the sidewalk.

c.Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10.**

d.Vehicular Access: Permitted in conformance with **Section 3.104.**

2.Interior Side and Rear Yard Setbacks.

a.Development in a CG zone shall be subject to the setback and buffer requirements of **Table 2.1.11.**

TABLE 2.1.11 Interior Yard and Buffer Standards for CG Zones

| Abutting Property Setback | Landscaping | Wall | Interior |
|------------------------------|--|--|---|
| RS, RIS, or RM zone | There is no buffer yard landscaping requirement for an interior yard abutting a buffer wall. | Solid brick or architectural wall with anti-graffiti surface, no less than 6 feet or greater than 7 feet in height. | 10 ft. |
| CO, CG, DDC, P/SP or IL zone | There is no buffer yard landscaping requirement for an interior yard abutting a buffer wall. | Alternative A: Wall requirement shall be determined in conjunction with the applicable Design Review Process. ----- Alternative B: No wall required. | Alternative A: 5 ft. ----- Alternative B: Zero setback g wall. |

b. The minimum building setback from a private access easement shall be 5 feet.

c. Off street parking, Maneuvering and Storage:

Off street parking and storage shall be prohibited within a required setback.

d. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

e. Vehicular Access: Permitted in conformance with Woodburn Access Management Ordinance and **Section 3.104**.

2.106.06 Development Standards

All development in the CG zone shall comply with the applicable provisions of the **WDO**. The following standards specifically apply to uses in the CG zone.

A. Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.106.05 and Section 3.105**.

B. Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103**.

C. Architectural Design Guidelines.

1. Multiple density residential buildings shall be subject to the design standards or guidelines of **Section 3.107.05**.

2. All primary buildings and structures, EXCEPT those described in **Section 2.106.05.C.1**, shall be subject to the architectural guidelines of **Section 3.107.06**.

D. Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E. Landscaping and Sidewalks.

a. The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The

improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

- b. The subject property shall be landscaped to the standards of **Section 3.106**.
- c. Common refuse collection facilities shall be screened on all sides by an architectural block wall and solid gate, both with an anti-graffiti surface, a minimum of six feet and a maximum of seven feet in height.

F. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**.

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, -Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation,** applicable Oregon Revised Statutes.

2.107 Downtown Development and Conservation (DDC)

2.107.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the DDC zone.

A. Residential

1. One dwelling unit in conjunction with a commercial use.

B. Retail Trade

1. **Bakeries.** (31181)

2. **Printing and related support activities** (323)

3. **Furniture and home furnishing stores** (442) INCLUDING:

- a. Floor coverings and installation stores. (44221)
- b. Window treatment and installation stores. (442291)
- c. Used furniture stores. (45331)

2. **Electronics and appliance stores and repair** (44310) INCLUDING:

- a. Camera shops. (44313)
- b. Radio and TV stores. (443112)
- c. Sewing machines stores. (443111)

3. **Building material and garden equipment dealers** (4441) LIMITED TO:

- a. Paint, wallpaper, and interior decorating stores. (444120)
- b. Hardware stores. (44413)
- c. Light fixture stores. (444190)

4. **Garden supply store.** (44422)

5. **Food and beverage stores** LIMITED TO:

- a. Delicatessen stores.
- b. Meat markets. (44521)

c. Fish markets LIMITED TO sales only. (44522)

6. Other specialty stores (44529) LIMITED TO:

- a. Candy, nut, confectionery stores. (445292)
- b. Dairy products stores LIMITED TO sales only. (44529)

7. Health and personal care stores LIMITED TO:

- a. Drug stores. (44611)
- b. Optical goods stores. (44613)
- c. Health food stores. (446191)
- d. Hearing aid stores. (446199)

8. Clothing and clothing accessories (448) LIMITED TO:

- a. Clothing stores. (44810)
- b. Dressmaker and tailor shops.
- c. Furriers and fur shops. (44819)
- d. Jewelry, watch, and clock stores. (44815 & 44831)
- e. Shoe stores. (44823)
- f. Luggage stores. (44832)

9. Sporting goods stores (445111) INCLUDING:

- a. Bicycle shops. (445111)
- b. Gunsmiths and repair. (45111)

10. Hobby, toy, and game stores (45112) LIMITED TO:

- a. Hobby shops. (45112)
- b. Toy stores. (45112)

11. Sewing, needlework and piece goods stores. (45113)

12. Music, piano, and musical instrument stores. (45114)

13. Record and CD stores. (45122)

14. Book stores. (4523)

15. Department stores. (45211)

16. **Other general merchandise stores** (4529) INCLUDING variety stores. (45299)

17. **Miscellaneous store retailers.** (453)

- a) Antique shops.
- b. Artists supply stores. (453998)
- c. Business machines, typewriters and repair. (453210)
- d. Florist shops. (45311)
- e. Gift, novelty, souvenir shops. (45322)
- f. Greeting card stores. (45322)
- g. Mail order house. (45411)
- h. Orthopedic and artificial limb stores.
- i. Pet stores. (45391)
- j. Stationery stores. (45321)
- k. Used merchandise stores. (45331)

B. Transportation & Warehousing

- 1. Support Activities for Rail Transportation (488210)
- 2. Postal service. (491)

C. Information

- 1. **Newspaper, periodical, and book publishing.** (5111)
- 2. **Radio and TV studios and offices** (5131) EXCEPT antennae and towers.
- 3. **Cable networks.** (5132)
- 4. **Telecommunications** (5133) EXCEPT telecommunication facilities subject to **Section 2.204.03.**
- 5. **Information & data processing.** (514)

D. Finance and Insurance

- 1. **Finance and insurance** (52) EXCEPT check cashing, pay day loan and ~~and~~ cash transfer establishments [other than banks] as a predominant, ancillary, or required supporting use.

E. Real Estate and Rental and Leasing

- 1. **Real estate.** (531)
- 2. **Rental & leasing,** without outdoor display or storage. (532)

F. Professional, Scientific & Technical Services

1. **Legal services.** (5411)
2. **Accounting.** (5412)
3. **Architects and engineers.** (5413)
4. **Specialized design services** (5414) INCLUDING interior design services.
5. **Computer system design.** (5415)
6. **Management consulting.** (5416)
7. **Advertising.** (5418)
8. **Other professional services** (5419), EXCEPT veterinary service (541940) not contained in a building.

G. Administrative & Support Services

1. **Administrative and facilities support services.** (5611 and 5612)
2. **Employment services.** (5613)
3. **Business support services** INCLUDING copy shops. (5614)
4. **Travel and tour agencies.** (5615)
5. **Investigation and security services.** (5616)
6. **Services to buildings and dwellings** (5617), offices only.
7. **Other support services.** (56199)

H. Educational Service

1. **Educational services** (611) both public and private, LIMITED TO:
 - a. Elementary and secondary schools. (6111)
 - b. Community college. (6112)
 - c. Business schools. (6114)
 - d. Technical and trade schools. (6115)

I. Health Care & Social Services

1. **Ambulatory health care** (621) EXCEPT Ambulance service. (62191)
2. **Social services** (624) INCLUDING child day care services.

J. Arts, Entertainment & Recreation

1. **Museums and historic sites** (712) EXCEPT zoos (712130).
2. **Fitness and recreational sports** (71391)

3. **Community center.**

4. **Taxidermists.** (71151)

K. Accommodation & Food Service

1. **Hotels** (EXCEPT casino hotels) and motels. (72111)

2. **Bed and breakfast inns.** (21191)

3. **Food service and drinking places** (722) EXCEPT food contractors (7231) and mobile food service.

L. Other Services

1. **Personal care services** (8121) INCLUDING:

a. Barber shops. (812111)

b. Beauty shops. (812112)

2. **Funeral home.** (812210)

3. **Laundry, self service.** (81231)

4. **Dry cleaning, self service.** (81231)

5. **Photo finishing.** (81292)

6. **Parking lots and garages** (81293) EXCEPT extended vehicle storage. (493190)

7. **All Other Personal Services** (81299) INCLUDING bail bonding and consumer buying services.

8. **Religious, civic, professional and similar organizations.** (813)

M. Public Administration

1. **Public administration** (92) INCLUDING government offices, courts, and police and fire stations.

N. Streets and Utilities

1. **Rights of way and easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines and for storm water facilities and for pump stations.

2.107.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the **WDO** including the special development standards of **Section 2.203**, are permitted in the DDC zone:

- A. **Complementary residential use** subject to *Section 2.203.06*.
- B. **Craft industries** subject to *Section 2.203.07*.
- C. **Delivery services** subject to *Section 2.203.08*.
- D. **Facilities during construction** subject to *Section 2.203.10*.
- E. **Temporary outdoor marketing and special events** subject to *Section 2.203.19*.

2.107.03 Conditional Uses

The following uses may be permitted subject to obtaining conditional use approval:

- A. **Multiple family dwelling units, INCLUDING** apartment houses.
- B. **Nursing care facilities.** (6231)
- C. **Assisted care facilities.** (62331)
- D. **Grocery store, food market, food store.** (44511)
- E. **Gasoline stations** (44719) INCLUDING repair services.
- F. **Wine shops.**
- G. **Government and public utility buildings and structures EXCEPT** uses permitted in *Section 2.107.01* and telecommunications facilities subject to *Section 2.204.03*.

2.107.04 Accessory Uses

The following uses are permitted as accessory uses subject to *Sections 2.202 and 2.203*.

- A. **Fence or free standing wall.**

2.107.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the DDC zone.

- A. **Lot Standards.**

Lots in a DDC zone shall comply with the applicable standards of **Table 2.1.12**.

TABLE 2.1.12 Lot Standards in a DDC Zone

In a DDC zone the lot area shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth.

B. Building Height.

There is no restriction on height in the DDC zone.

C. Setback and Buffer Standards.

Setback and buffers are subject to the DDC design guidelines of **Section 3.107.07**.

2.107.06 Development Standards

All development in the DDC zone shall comply with the applicable provisions of the **WDO**. Where the standards of the DDC zone and the **WDO** differ, the standards of the DDC shall prevail.

A. Off Street Parking.

All parking and access standards of **Sections 3.104 and 3.105** shall apply EXCEPT that there shall be no required parking ratio for uses in the DDC zone.

B. Design Guidelines and Standards.

1. Multiple density residential buildings shall be subject to the design standards or guidelines of **Section 3.107.05**.

2. All development, EXCEPT that described in **Section 2.107.B.1**, shall be subject to the DDC zone architectural design guidelines and standards of **Section 3.107.07**.

C. Signs.

Signs are subject to the DDC zone architectural design guidelines and standards of **Section 3.107.07**.

D. Landscaping.

Landscaping is subject to the DDC zone architectural design guidelines and standards of **Section 3.107.07**.

E. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**.

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation, applicable Oregon Revised Statutes.**

2.108 ~~[Reserved for expansion.]~~ **Nodal Neighborhood Commercial (NNC)**

2.108.1 **Purpose**

The Nodal Neighborhood Commercial zone is intended to serve the routine daily needs of nearby residents and employees. This zone is intended to be accessible to pedestrians and bicyclists, as well as automobiles. It may be applied as a stand-alone neighborhood commercial zone, or as part of a master planned nodal development in accordance with *Section 2.115*.

2.108.02 **Permitted Uses**

All uses permitted in the Downtown Development and Conservation Zone (DDC) under WDO Section 2.108.01, when developed under the applicable development standards of the *WDO*, are permitted in the NNC zone.

2.108.03 **Special Permitted Uses**

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the NNC zone:

- A. **Complementary residential use** subject to *Section 2.203.06*.
- B. **Craft industries** subject to *Section 2.203.07*.
- C. **Delivery services** subject to *Section 2.203.08*.
- D. **Facilities during construction** subject to *Section 2.203.10*.
- E. **Temporary outdoor marketing and special events** subject to *Section 2.203.19*.
- F. **Grocery store, food market, food store.** (44511)

2.108.04 **Conditional Uses**

The following uses may be permitted subject to obtaining conditional use approval:

A. Government and public utility buildings and structures EXCEPT uses permitted in Section 2.107.01 and telecommunications facilities subject to Section 2.204.03.

2.107.05 Accessory Uses

The following uses are permitted as accessory uses subject to Sections 2.202 and 2.203.

A. Fence or free standing wall.

2.107.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the NNC zone.

A. Maximum Site-Zone and Square Footage Requirement.

1. The maximum size for an NNC sitezone shall be 15 acres.
2. NNC sites should be located at least one half mile from the nearest Comprehensive Plan “Commercial” designation.
3. NNC sites should be served by at least one collector or arterial street.
4. The maximum floor area for a grocery or department store shall be 50,000 square feet.
5. Otherwise, no any single business in the NNC zone shall occupy more than 260,000 square feet.

B. Lot Standards.

Lots in a NNC zone shall comply with the applicable standards of Table 2.1.13.

TABLE 2.1.13 Lot Standards in a NNC Zone

In a NNC zone the lot area shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth.

D. Building Height.

The maximum building height shall be 45 feet in the NNC zone.

E. Setback and Buffer Standards.

Setback and buffers are subject to the DDC/NNC design guidelines of **Section 3.107.07.**

2.107.07 Development Standards

All development in the NNC zone shall comply with the applicable provisions of the **WDO**. If the NNC Zone is within a Nodal Overlay, the Nodal Overlay standards shall prevail. Otherwise, where the standards of the NNC zone and the **WDO** differ, the standards of the NNC shall prevail.

F. Off Street Parking.

All parking and access standards of **Sections 3.104 and 3.105** shall apply.

G. Design Guidelines and Standards.

1. Multiple density residential buildings shall be subject to the design standards or guidelines of **Section 3.107.05**
2. All development, EXCEPT that described in **Section 2.107.B.1.**, shall be subject to the NC/DDC zone architectural design guidelines and standards of **Section 3.107.07.**

H. Signs.

Signs are subject to the NC/DDC zone architectural design guidelines and standards of **Section 3.107.07.**

I. Landscaping.

1. Landscaping is subject to the NNC zone architectural design guidelines and standards of **Section 3.107.07.**
2. At least one-half acre of public plaza area shall be dedicated and improved for every five acres of commercial and parking area development. The design of the public plaza shall be approved by the City Council.

J. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by Section 1.102 and developed to the public facility and access standards of Sections 3.101, 3.102 and 3.104. If an NNC site is within a designated Nodal Overlay, the master planning standards of Section 2.115 shall be met prior to creation or alteration of any lot or parcel, and prior to approval of any street vacation.

1. New lots of record shall be subject to the following standards and procedures:

- a. Partitions, Section 3.108;
- b. Subdivisions, Section 3.108; or
- c. Planned Unit Development Section 3.109.

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. Property Line Adjustment, Section 5.101.07.
- b. Replatting, Section 3.108.
- c. Vacation, applicable Oregon Revised Statutes.

2.109 Industrial Park (IP)

2.109.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the IP zone.

A. Construction

1. **Building, developing and general contracting.** (233)
2. **Heavy construction.** (234)
3. **Special trade contractors.** (235)

B. Manufacturing

1. **Food manufacturing.** (311)
2. **Beverage and tobacco product manufacturing.** (312)
3. **Textile product mills.** (314)
4. **Apparel manufacturing.** (315)
5. **Leather and allied products manufacturing.** (316)
6. **Paper manufacturing** (317) limited to assembly.
7. **Printing and related support activities.** (318)
8. **Plastics and rubber product manufacturing.** (326)
9. **Fabricated metal products manufacturing.** (332)
10. **Machinery manufacturing.** (333)
11. **Computer and electronic product manufacturing.** (334)
12. **Electrical equipment, appliance and component manufacturing.** (335)
13. **Transportation equipment manufacturing.** (336)
14. **Furniture and related product manufacturing.** (337)
15. **Misc. manufacturing.** (339)

C. Wholesale Trade

1. **Wholesale trade, durable goods.** (421)
2. **Wholesale trade, non-durable goods** (422) EXCEPT motor vehicle wrecking yards.

D. Educational Services

1. **Technical and trade schools.** (6115)

E. Health Care

1. **Ambulance services.** (62191)

F. Other Services

1. **Dwelling** for caretaker or watchperson.
2. **Parking lots and garages** (81293)

G. Public Administration and Facilities

1. **Fire protection.** (922160)
2. **Government maintenance facilities and storage yards.**

H. Streets & Utilities

1. **Rights of way and easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines and for storm water facilities and for pump stations.

2.109.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the IP zone.

- A. **Agricultural practices** without livestock subject to *Section 2.203.02*.
- B. **Delivery services** subject to *Section 2.203.08*.
- C. **Facilities during construction** subject to *Section 2.203.10*.
- D. **Industrial sales** subject to *Section 2.203.14*.
- E. **Mobile food service** subject to *Section 2.203.17*.

2.109.03 Conditional Uses

The following uses may be permitted in the IP zone subject to the applicable development standards of the *WDO* and the conditions of conditional use approval:

A. Manufacturing

1. **Wood products manufacturing.** (321)
2. **Chemical manufacturing.** (325)

B. Transportation and Warehousing

1. **Truck transportation.** (484)
2. **Transit and ground transportation.** (485)
3. **Freight transportation arrangement.** (488510)
4. **Warehousing and storage.** (493)
5. **Self- and mini-storage.**

C. Food Services

1. **Food services and drinking places** (722) for industrial employees EXCEPT mobile food service.

D. Other Services

1. **Commercial and industrial machinery and equipment repair.** (8113)
2. **Recycling centers.**

E. **Government and public utility buildings and structures** EXCEPT uses permitted in *Section 2.109.01* and telecommunications facilities subject to *Section 2.204.03*.

2.109.04 Specific Conditional Uses

The uses permitted by the following designation may be allowed in the IP zone subject to approval as a conditional use that conforms to the specific standards referenced below, the applicable provisions of the *WDO* and all other applicable conditions of approval.

A. **Telecommunications Facilities** subject to *Section 2.204.03*.

2.109.05 Accessory Uses

The following uses are permitted as accessory uses subject to *Section 2.203*.

A. **Fence or free standing wall.**

2.109.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the IP zone.

A.Lot Standards.

Lots in an IP zone shall comply with the applicable standards of **Table 2.1.15**.

TABLE 2.1.15 Lot Standards in an IP Zone

In an IP zone the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth.

B.Building Height.

The maximum height of buildings shall not exceed 45 feet, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (but EXCEPT telecommunication facilities), shall not exceed 70 feet.

C.Setback and Buffer Improvement Standards.

1.Front Yard Setback and Setback Abutting a Street:

a.Dimensions:

The minimum setback abutting a street shall be 10 feet plus any Special Setback, **Section 3.103.05**.

b.Off street parking, Maneuvering and Storage:

1)Off street parking and storage shall be prohibited within a required setback.

2)The distance between the sidewalk on a public street and a loading dock shall be sized to preclude vehicles using the dock from projecting over the sidewalk.

c.Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

d.Vehicular Access: Permitted in conformance **Section 3.104**.

2. Interior Side and Rear Yard Setbacks.

a.Development in an IP zone shall be subject to the setback and buffer

requirements of *Table 2.1.16*.

TABLE 2.1.16 Interior Yard and Buffer Standards for IP Zones

| Abutting Property | Landscaping | Wall | Interior Setback |
|--|---|---|--|
| RS, RIS, RM, CO, P/SP Zone; or Existing residential unit | There is no buffer yard landscaping requirement for an interior yard abutting a buffer wall. | Solid brick or architectural wall with anti-graffiti surface, no less than 6 ft. or greater than 9 ft. in | 30 ft. |
| CCG, DDC, IP or IL zone | There is no buffer yard landscaping requirement for and interior yard abutting a buffer wall. | Alternative A: Wall requirements shall be with the applicable Design Review process. ----- Alternative B: No wall required. | Alternative A: 5 ft. ----- Alternative B: Zero setback abutting a building wall. |

b. The building setback from a private access easement shall be a minimum of 5 feet.

c. Off Street Parking, Maneuvering and Storage:

Off street parking and storage shall be prohibited within a required setback.

d. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, *Section 3.103.10*.

e. Vehicular Access: Permitted in conformance with Woodburn Access Management Ordinance and *Section 3.104*.

2.109.07 Development Standards

All development in the IP zone shall comply with the applicable provisions of the *WDO*. The following standards specifically apply to uses in the IP zone.

A. Off Street Parking.

Off street parking shall be subject to the standards of *Section 2.109.06 and Section 3.105*.

B. Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103**.

C. Architectural Design Guidelines.

All primary buildings and structures shall be subject to the architectural guidelines of **Section 3.107.08**.

D. Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E. Landscaping and Sidewalks.

1. The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

2. The subject property shall be landscaped to the standards of **Section 3.106**.

3. Common refuse collection facilities shall be screened on all sides by an architectural block wall and solid gate, both with an anti-graffiti surface, a minimum of six feet and a maximum of seven feet in height.

F. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**.

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, -Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation**, applicable Oregon Revised Statutes.

2.110 Light Industrial (IL)

2.110.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO*, are permitted in the IL zone.

A. Construction

1. **Building, developing and general contracting.** (233)
2. **Heavy construction.** (234)
3. **Special trade contractors.** (235)

B. Manufacturing

1. **Food manufacturing.** (311)
2. **Beverage and -tobacco product -manufacturing.** (312)
3. **Textile product mills.** (314)
4. **Apparel manufacturing.** (315)
5. **Leather and allied products manufacturing.** (316)
6. **Paper manufacturing** (317) limited to assembly.
7. **Printing and related support activities.** (318)
8. **Wood products manufacturing.** (321)
9. **Plastics and rubber product manufacturing.** (326)
10. **Nonmetallic mineral product manufacturing.** (327)
11. **Fabricated metal products manufacturing.** (332)
12. **Machinery manufacturing.** (333)
13. **Computer and electronic product manufacturing.** (334)
14. **Electrical equipment, appliance and component manufacturing.** (335)
15. **Transportation equipment manufacturing.** (336)
16. **Furniture and related product manufacturing.** (337)
17. **Misc. manufacturing.** (339)

C. Wholesale Trade

1. **Wholesale trade, durable goods.** (421)
2. **Wholesale trade, ~~nondurable~~non-durable goods** (422) EXCEPT motor vehicle wrecking yards.

D. Retail Trade

1. **Auction houses** EXCEPT livestock and poultry sales.

E. Transportation and Warehousing

1. **Truck transportation.** (484)
2. **Transit and ground transportation.** (485)
3. **Freight transportation arrangement.** (488510)
4. **Warehousing and storage.** (493)
5. **Self- and mini-storage.**

F. Educational Services

1. **Technical and trade schools.** (6115)

G. Health Care

1. **Ambulance services.** (62191)

H. Other Services

1. **Commercial and industrial machinery and equipment repair.** (8113)
2. **Dwelling** for caretaker or watchperson.
3. **Parking lots and garages** (81293)

I. Public Administration and Facilities

1. **Fire protection.** (922160)
2. **Government maintenance facilities and storage yards.**

J. Streets & Utilities

1. **Rights of way and easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines and for storm water facilities and for pump stations.

2.110.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the **WDO** including the special development standards of **Section 2.203**, are permitted in the IL zone.

- A. **Agricultural practices** without livestock subject to **Section 2.203.02**.

- B. **Delivery services** subject to *Section 2.203.08*.
- C. **Facilities** during construction subject to *Section 2.203.10*.
- D. **Mobile food service** subject to *Section 2.203.17*.

2.110.03 Conditional Uses

The following uses may be permitted in the IL zone subject to the applicable development standards of the *WDO* and the conditions of conditional use approval:

A. Manufacturing

- 1. **Paper manufacturing.** (322)
- 2. **Petroleum and coal products manufacturing** (324) with all storage underground.
- 3. **Chemical manufacturing.** (325)
- 4. **Primary metal manufacturing.** (331)

B. Food Services

- 1. **Food services and drinking places** (722) for industrial employees, EXCEPT mobile food service.

C. Other Services

- 1. **Motor vehicle wrecking yards.**
- 2. **Recycling centers.**

- D. **Government and public utility buildings and structures** EXCEPT *uses permitted in Section 2.110.01* and telecommunications facilities subject to *Section 2.204.03*.

2.110.04 Specific Conditional Uses

The uses permitted by the following designation may be allowed in the IL zone subject to approval as a conditional use that conforms to the specific standards referenced below, the applicable provisions of the *WDO* and all other applicable conditions of approval.

- A. **Telecommunications Facilities** subject to *Section 2.204.03*.

2.110.05 Accessory Uses

The following uses are permitted as accessory uses subject to *Section 2.203*.

A.Fence or free standing wall.

2.110.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the IL zone.

A.Lot Standards.

Lots in a IL zone shall comply with the applicable standards of *Table 2.1.17*.

TABLE 2.1.17 Lot Standards in an IL Zone

In an IL zone the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth.

B.Building Height.

The maximum height of buildings shall not exceed 70 feet, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (EXCEPT telecommunication facilities), shall not exceed 100 feet.

C.Setback and Buffer Improvement Standards.

1.Front Yard Setback and Setback Abutting a Street:

a.Dimensions:

The minimum setback abutting a street shall be 10 feet plus any Special Setback, *Section 3.103.05*.

b.Off Street Parking, Maneuvering and Storage:

1)Off street parking and storage shall be prohibited within a required setback.

2)The distance between the sidewalk on a public street and a loading dock shall be sized to preclude vehicles using the dock

from projecting over the sidewalk.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

d. Vehicular Access: Permitted in conformance with Woodburn Access Management Ordinance and **Section 3.104**.

2. Interior Side and Rear Yard Setbacks.

a. Development in an IL zone shall be subject to the setback and buffer requirements of **Table 2.1.18**.

TABLE 2.1.18 Interior Yard and Buffer Standards for IL Zones

| Setback | Abutting Property | Landscaping | Wall | Interior |
|---------|---|---|---|---|
| | RS, RIS, RM, CO, P/SP Zone; or Existing residential unit | There is no buffer yard landscaping requirement for an interior yard abutting a buffer wall. | Solid brick or architectural wall with anti-graffiti surface, no less than 6 ft. or greater than 9 ft. in | 30 ft. |
| | CCG, DDC, IP or IL zone | There is no buffer yard landscaping requirement for and interior yard abutting a buffer wall. | Alternative A: Wall requirements shall be with the applicable Design Review process. | Alternative A: 5 ft. |
| | | | ----- Alternative B: No wall required. | ----- Alternative B: Zero setback abutting a building wall. |

b. The building setback from a private access easement shall be a minimum of 5 feet.

c. Off Street Parking, Maneuvering and Storage:

Off street parking and storage shall be prohibited within a required setback.

d. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

e.Vehicular Access: Permitted in conformance with **Section 3.104**.

2.110.07 Development Standards

All development in the IL zone shall comply with the applicable provisions of the **WDO**. The following standards specifically apply to uses in the IL zone.

A.Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.110.06 and Section 3.105**.

B.Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103**.

C.Architectural Design Guidelines.

All primary buildings and structures shall be subject to the architectural guidelines of **Section 3.107.08**.

D.Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E.Landscaping and Sidewalks.

1.The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106**.

2. The subject property shall be landscaped to the standards of **Section 3.106**.

3.Common refuse collection facilities shall be screened on all sides by an architectural block wall and solid gate, both with an anti-graffiti surface, a minimum of six feet and a maximum of seven feet in height.

F.Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104**.

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, -Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation, applicable Oregon Revised Statutes.**

2.111—Public and Semi-Public (P/SP)

2.111.01 Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* are permitted in the P/SP zone.

A. **Golf Course**, without a driving range.

B. **Parks**.

C. **Playgrounds**.

D. **Rights of way, easements and the improvements therein** for streets, water, sanitary sewer, gas, oil, electric and communication lines, for storm water facilities and for pump stations.

2.111.02 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the P/SP zone.

A. **Agricultural practices** without livestock subject to *Section 2.203.02*.

B. **Delivery services** subject to *Section 2.203.08*.

C. **Facilities during construction** subject to *Section 2.203.10*.

D. **Temporary outdoor marketing and special events** subject to *Section 2.203.19*.

2.111.03 Conditional Uses

The following uses may be permitted in the P/SP zone subject to the applicable development standards of the *WDO* and to the conditions of conditional use approval:

A. **Ambulatory health care facilities**. (621)

B. **Aquatic facility**.

C. **Cemetery.** (812220)

1. ~~Elementary and secondary schools (6111).~~

2. ~~Golf driving range~~ in conjunction with a golf course.

D. **Government and public utility buildings and structures** EXCEPT uses permitted in *Section 2.111.01* and telecommunications facilities subject to *Section 2.204.03*.

E. **Hospitals.** (622)

F. **Play or Ball Field.**

G. **Public parking lots and garages** (81293) EXCEPT extended vehicle storage. (4939190) and parking as an Accessory Use.

2.111.04 Accessory Uses

The following uses are permitted as accessory uses subject to *Sections 2.202*.

A. **Dwelling** for caretaker or watchperson.

B. **Fence or free standing wall.**

C. **Public parking** for uses in the same zoning district.

2.111.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the P/SP zone.

A. Lot Standards.

Lots in a P/SP zone shall comply with the applicable standards of *Table 2.1.19*.

TABLE 2.1.19 Lot Standards for Uses in a P/SP Zone

In a P/SP zone the lot area for a non-residential use shall be adequate to contain all structures within the required setbacks. There shall be no minimum width or depth.

B. Building Height.

The maximum height of buildings, EXCEPT chimneys, spires, domes, flag poles and other features not used for human habitation (EXCEPT telecommunication facilities), shall be 35 feet.

C. Setback and Buffer Improvement Standards.

1. Front Yard Setback and Setback Abutting a Street:

a. Dimensions:

The minimum setback abutting a street shall be 20 feet plus any Special Setback, **Section 3.103.05**.

b. Off Street Parking, Maneuvering and Storage:

1) Off street parking and storage shall be prohibited within a required setback.

2) The distance between the sidewalk on a public street and a loading dock shall be sized to preclude vehicles using the dock from projecting over the sidewalk.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

d. Vehicular Access: Permitted in conformance with **Section 3.104**.

1. Interior Side and Rear Yard Setbacks.

a. Development in an P/SP zone shall be subject to the setback and buffer requirements of **Table 2.1.20**.

TABLE 2.1.20 Interior Yard and Buffer Standards for P/SP Zones

| Abutting Property | Landscaping | Wall | Interior Setback |
|--|--|---|---|
| <p>Permitted Use in a P/SP Zone Abutting</p> <p>RS, RIS, RM, CO, P/SP, Existing residential unit.</p> | <p>All interior yards shall be fully landscaped subject to <i>Section 3.106</i>.</p> | <p>No wall required.</p> | <p>20 feet.</p> |
| <p>Conditional and/or Accessory Use in a P/SP Zone Abutting:</p> <p>RS, RIS, RM, CO, P/SP Zone; or Existing residential unit.</p> | <p>There is no buffer yard landscaping requirement for an interior yard abutting a buffer wall.</p> | <p>Wall requirements shall be determined in conjunction with the applicable Design Review process.</p> <p>-----</p> | <p>24 ft. from any portion of main building 16 ft. or less in height.</p> <p>30 ft. from any portion of a main building more than 16 ft. and less than 28 ft. in height.</p> <p>36 ft. from any portion of a main building more than 28 ft. and less than 35 ft. in height.</p> |
| <p>Conditional and/or Accessory Use in a P/SP Zone Abutting:</p> <p>DDC, CG, IP or IL zone.</p> | <p>There is no buffer yard landscaping requirement for and interior yard abutting a buffer wall.</p> | <p>Wall requirements shall be determined in conjunction with the applicable Design Review process.</p> | <p>20 ft.</p> |

b. The building setback from a private access easement shall be a minimum of 5 feet.

c. Off Street Parking, Maneuvering and Storage:

Off street parking and storage shall be prohibited within a required setback.

d. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10**.

e. Vehicular Access: Permitted in conformance with Woodburn Access Management Ordinance and **Section 3.104**.

2.111.06 Development Standards

All development in the P/SP zone shall comply with the applicable provisions of the

WDO. The following standards specifically apply to uses in the P/SP zone.

A. Off Street Parking.

Off street parking shall be subject to the standards of **Section 2.111.05 and Section 3.105.**

B. Setbacks and Lots, Generally.

Setbacks and lots shall be subject to **Section 3.103.**

C. Architectural Design Guidelines.

All primary buildings and structures shall be subject to the architectural guidelines of **Section 3.107.06.**

D. Signs.

Signs shall be subject to the Woodburn Sign Ordinance.

E. Landscaping and Sidewalks.

1. The street frontage of a subject property shall be improved with either property line sidewalks and street trees or curb line sidewalks. The improvement shall be determined at the time of subdivision, PUD or design review as applicable. Sidewalks and trees shall be installed by the property owner to the standards of **Section 3.101 and 3.106.**

2. The subject property shall be landscaped to the standards of **Section 3.106.**

3. Common refuse collection facilities shall be screened on all sides by an architectural block wall and solid gate, both with an anti-graffiti surface, a minimum of six feet and a maximum of seven feet in height.

F. Property Disposition.

All uses shall be established and conducted on lots of record, as defined by **Section 1.102** and developed to the public facility and access standards of **Sections 3.101, 3.102 and 3.104.**

1. New lots of record shall be subject to the following standards and procedures:

- a. **Partitions, Section 3.108;**
- b. **Subdivisions, Section 3.108;** or
- c. **Planned Unit Development Section 3.109.**

2. Alteration of the property lines of existing lots of record shall be subject to the applicable following standards and procedures:

- a. **Property Line Adjustment, Section 5.101.07.**
- b. **Replatting, Section 3.108.**
- c. **Vacation, applicable Oregon Revised Statutes.**

2.112 Neighborhood Conservation Overlay District (NCOD)

2.112.01 Purpose

To conserve the visual character and heritage of Woodburn's oldest and most central neighborhood.

2.112.02 Boundaries of the NCO District

The area encompassed by the Neighborhood Conservation Overlay (NCOD) district are depicted in *Figure NCOD-1*.

2.112.03 Applicable Provisions

The *NCOD* provides the basis for specific architectural design guidelines. The NCOD architectural guidelines are contained in *Section 3.107.04*. The guidelines are applicable to all single family and duplex dwellings, both existing and proposed.

2.113 Signifieant Riparian Corridor and Wetlands Overlay District (SWODRCW)

2.113.01 Purpose

To conserve significant riparian corridors, undeveloped floodplains and locally significant wetlands in keeping with the requirements of State Planning Goals 5 (Natural Resources), 6 (Water Quality) and 7 (Natural Hazards), ~~and~~ applicable state statutes and administrative rules, the Woodburn Comprehensive Plan and the Marion County Growth Management Framework Plan.

2.113.02 Boundaries of the SWO-RCW Overlay District

The general location boundary of the Signifieant Riparian Corridor and Wetlands (RCW) Overlay District (SWOD) shall ~~is~~ shown on the 2003 Buildable Lands Inventory Map, the Woodburn Comprehensive Plan Map, and the Woodburn Zoning Map (for areas within the City Limits). The SWODRCW includes locally significant wetlands, the 100-year floodplain outside of developed areas, and the designated riparian corridors. ~~be defined by the “significant wetlands” as delineated on the “City of Woodburn Local Wetlands Inventory and Riparian Assessment,” prepared by Shapiro and Associates, Inc., dated January 5, 2000. The “significant wetlands” as defined by the Assessment are: MC-1, MC-2, MC-3, MC-5, MC-6, MC-7, MC-8, MC-16, SC-1, SC-2 and SC-3.~~

2.113.03 Permitted Uses Within RCW Overlay District.

- A. Trails.
- B. Passive recreation uses and activities.
- C. Maintenance of existing structures, lawns and gardens.
- D. Normal maintenance and expansion of existing public facilities.
- E. Removal of invasive (non-native) plant species.

2.113.03 Conflicting Uses and Activities

- A. The following uses and activities conflict with the conservation of riparian corridors, EXCEPT where associated with a permitted use listed in **Section 2.113.03**:

1. Removal of native vegetation.
 2. Grading, fill and removal.
 3. New public facilities and streets.
 4. New residential, commercial, industrial, or public semi-public construction.
 5. Expansion of existing buildings or structures.
- B. Where a conflicting use is proposed on a parcel within, or partially within the RCW Overlay District, the applicant shall be responsible for precisely mapping the location of streams, wetlands, floodplains and riparian corridors if any conflicting use or activity is proposed within the RCW Overlay District.
- C. If the riparian corridor includes a locally significant wetland, the Division of State Lands (DSL) must concur in the delineation before an application may be deemed complete.

2.113.4 Avoidance Option

- A. If the applicant chooses to avoid conflicting uses and activities within the mapped riparian corridor, no further RCW review is required.
- B. For land divisions and new commercial, industrial, or multi-family development applications:
1. Density may be transferred from unbuildable riparian corridors to buildable land through the Planned Development process.
 2. The applicant shall be responsible for conserving the riparian corridor, through dedication, conservation easements, or other means approved by the City Attorney.

2.113.4 RCW Review Option

If conflicting uses or activities are proposed within the mapped RCW overlay district, an RCW permit is required, pursuant to *Section 5.101.11*.

Applicable Provisions

The uses and activities that require review with respect to a Significant Wetlands Overlay District permit and the procedures for such a permit are stated in *Section 5.101.11*.

2.114 Southwest Industrial Reserve District (SWIR)

2.114.1 Purpose

To protect suitable industrial sites in Southwest Woodburn, near Interstate 5, for the exclusive use of targeted industries identified in the Woodburn Economic Opportunities Analysis (EOA). This broad objective is accomplished by master planning, retention of large industrial parcels, and restricting non-industrial land uses.

2.114.2 Boundaries of the SWIR District

The area encompassed by the Southwest Industrial Reserve District is shown on the Woodburn Comprehensive Plan Map.

2.114.3 Permitted Uses

(A) Targeted industries and services identified in Table 2.1.21 are allowed the SWIR Overlay District through the master planning process, subject to compliance with the provisions of the Interchange Management Area Overlay District and other applicable provisions of the WDO and this chapter.

Table 2.1.21 Targeted Employer List

| <u>Targeted Employer</u> | <u>Description</u> |
|---|---|
| <u>Industry 27: Printing, Publishing, and Allied Industries</u> | <u>This industry includes establishments engaged in printing by one or more common processes, such as letterpress; lithography (including offset), gravure, or screen; and those establishments which perform services for the printing trade, such as bookbinding and platemaking. This industry also includes establishments engaged in publishing newspapers, books, and periodicals, regardless of whether or not they do their own printing. News syndicates are classified in Services, Industry 7383. Establishments primarily engaged in textile printing and finishing fabrics are classified in Industry 22, and those engaged in printing and stamping on fabric articles are classified in Industry 2396. Establishments manufacturing products that contain incidental printing, such as advertising or instructions, are classified according to the nature of the products for example, as cartons, bags, plastics film, or paper.</u> |

| Targeted Employer | Description |
|---|---|
| Industry 32: <u>Stone, Clay, Glass, and Concrete Products</u> | <u>This industry includes establishments engaged in manufacturing flat glass and other glass products, cement, structural clay products, pottery, concrete and gypsum products, cut stone, abrasive and asbestos products, and other products from materials taken principally from the earth in the form of stone, clay, and sand. When separate reports are available for mines and quarries operated by manufacturing establishments classified in this industry, the mining and quarrying activities are classified in Division B, Mining. When separate reports are not available, the mining and quarrying activities, other than those of Industry 3295, are classified herein with the manufacturing operations.</u> <u>If separate reports are not available for crushing, grinding, and other preparation activities of Industry 3295, these establishments are classified in Division B, Mining.</u> |
| Industry 34: <u>Fabricated Metal Products, except Machinery and Transportation Equipment</u> | <u>This industry includes establishments engaged in fabricating ferrous and nonferrous metal products, such as metal cans, tinware, handtools, cutlery, general hardware, nonelectric heating apparatus, fabricated structural metal products, metal forgings, metal stampings, ordnance (except vehicles and guided missiles), and a variety of metal and wire products, not elsewhere classified. Certain important segments of the metal fabricating industries are classified in other industries, such as machinery in Industries 35 and 36; transportation equipment, including tanks, in Industry 37; professional scientific and controlling instruments, watches, and clocks in Industry 38; and jewelry and silverware in Industry 39. Establishments primarily engaged in producing ferrous and nonferrous metals and their alloys are classified in Industry 33.</u> |
| Industry 35: <u>Industrial and Commercial Machinery and Computer Equipment</u> | <u>This industry includes establishments engaged in manufacturing industrial and commercial machinery and equipment and computers. Included are the manufacture of engines and turbines; farm and garden machinery; construction, mining, and oil field machinery; elevators and conveying equipment; hoists, cranes, monorails, and industrial trucks and tractors; metalworking machinery; special industry machinery; general industrial machinery; computer and peripheral equipment and office machinery; and refrigeration and service industry machinery. Machines powered by built-in or detachable motors ordinarily are included in this industry, with the exception of electrical household appliances. Power-driven handtools are included in this industry, whether electric or otherwise driven. Establishments primarily engaged in manufacturing electrical equipment are classified in Industry 36, and those manufacturing handtools, except powered, are classified in Industry 34.</u> |
| Industry 36: <u>Electronic and Other Electrical Equipment and Components, except Computer Equipment</u> | <u>This industry includes establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy. Included are the manufacturing of electricity distribution equipment; electrical industrial apparatus; household appliances; electrical lighting and wiring equipment; radio and television receiving equipment; communications equipment; electronic components and accessories; and other electrical equipment and supplies. The manufacture of household appliances is included in this group, but industrial machinery and equipment powered by built-in or detachable electric motors is classified in Industry 35. Establishments primarily engaged in manufacturing instruments are classified in Industry 38.</u> |
| Industry 37: <u>Transportation Equipment</u> | <u>This industry includes establishments engaged in manufacturing equipment for transportation of passengers and cargo by land, air, and water. Important products produced by establishments classified in this industry include motor vehicles, aircraft, guided missiles and space vehicles, ships, boats, railroad equipment, and miscellaneous transportation equipment, such as motorcycles, bicycles, and snowmobiles. Establishments primarily engaged in manufacturing mobile homes are classified in Industry 2451. Establishments primarily engaged in manufacturing equipment used for moving materials on farms; in mines and on construction sites; in individual plants; in airports; or on other locations off the highway are classified in Industry 35.</u> |

Table 2.1.1
Woodburn Development Ordinance [WDO]

| Targeted Employer | Description |
|--|---|
| Industry 42: <u>Motor Freight Transportation and Warehousing</u> | <u>This industry includes establishments furnishing local or long-distance trucking or transfer services, or those engaged in the storage of farm products, furniture and other household goods, or commercial goods of any nature. The operation of terminal facilities for handling freight, with or without maintenance facilities, is also included. Establishments primarily engaged in the storage of natural gas are classified in Industry 4922. Field warehousing is classified in Services, Industry 7389. Establishments of the United States Postal Service are classified in Industry 43.</u> |
| Industry 50: <u>Wholesale Trade– Durable Goods</u> | <u>This industry includes establishments primarily engaged in the wholesale distribution of durable goods.</u> |
| Industry 51: <u>wholesale trade– non-durable goods</u> | <u>This industry includes establishments primarily engaged in the wholesale distribution of non-durable goods.</u> |
| Industry 61: <u>Non-Depository Credit Institutions</u> | <u>This industry includes establishments engaged in extending credit in the form of loans, but not engaged in deposit banking.</u> |
| Industry 73: <u>Business Services</u> | <u>This industry includes establishments primarily engaged in rendering services, not elsewhere classified, to business establishments on a contract or fee basis, such as advertising, credit reporting, collection of claims, mailing, reproduction, stenographic, news syndicates, computer programming, photocopying, duplicating, data processing, services to buildings, and help supply services. Establishments primarily engaged in providing engineering, accounting, research, management, and related services are classified in Industry 87. Establishments which provide specialized services closely allied to activities covered in other divisions are classified in such divisions.</u> |
| Industry 80: <u>Health Services</u> | <u>This industry includes establishments primarily engaged in furnishing medical, surgical, and other health services to persons. Establishments of associations or groups, such as Health Maintenance Organizations (HMOs), primarily engaged in providing medical or other health services to members are included, but those which limit their services to the provision of insurance against hospitalization or medical costs are classified in Insurance, Industry 63. Hospices are also included in this industry and are classified according to the primary service provided. Industry groups 801 through 804 includes individual practitioners, group clinics in which a group of practitioners is associated for the purpose of carrying on their profession, and clinics which provide the same services through practitioners that are employees.</u> |
| Industry 87: <u>Professional Services</u> | <u>This industry includes establishments primarily engaged in providing engineering, architectural, and surveying services; accounting, auditing, and bookkeeping services; research, development, and testing services; and management and public relations services.</u> |

B. Other Services

- 1. Dwelling for caretaker or watchperson.**

C. Public Administration and Facilities

- 1. Fire protection. (922160)**
2. Government maintenance facilities and storage yards.

D. Streets & Utilities

1. Rights of way and easements and the improvements therein for streets, water, sanitary sewer, gas, oil, electric and communication lines and for storm water facilities and for pump stations.

2.114.04 Special Permitted Uses

The following uses, when developed under the applicable development standards of the *WDO* including the special development standards of *Section 2.203*, are permitted in the SWIR zone.

- A. Agricultural practices** without livestock subject to *Section 2.203.02*.
- B. Delivery services** subject to *Section 2.203.08*.
- C. Facilities** during construction subject to *Section 2.203.10*.
- D. Mobile food service** subject to *Section 2.203.17*.

2.114.05 Conditional Uses

- A. Government and public utility buildings and structures EXCEPT uses permitted in Section 2.110.01** and telecommunications facilities subject to *Section 2.204.03*.

2.110.05 Specific Conditional Uses

The uses permitted by the following designation may be allowed in the IL zone subject to approval as a conditional use that conforms to the specific standards referenced below, the applicable provisions of the *WDO* and all other applicable conditions of approval.

- A. Telecommunications Facilities** subject to *Section 2.204.03*.

2.110.05 Accessory Uses

The following uses are permitted as accessory uses subject to *Section 2.203*.

- A. Fence or free standing wall.**

2.114.06 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development within the SWIR District. These standards supersede the base zone

dimensional standards in [Section 2.109.06](#).

A. [Parcel and Land Division Standards](#)

1. [Land divisions may only be approved following approval of a master plan as required in Section 2.114.07.](#)

2. [Parcels of sufficient size to meet planned industrial siting needs shall be retained as shown on Table 2.1.22 within the SWIR Overlay District:](#)

Table 2.1.22 Required Minimum Site Sizes for Specific Parcels

| Tax Lot Number (s) | Gross (Buildable) Site Acres | Retained Site Size | Land Division Permitted? |
|---|--|---|---|
| West of Interstate 5 | | | |
| 52W11 Tax Lot 300 | 108 (91) | 1 @ 25; 1 @ 10 2 @ 5 | Yes, with Master Plan approval |
| Eastern portion of 52W14 Tax Lot 1300 | 56 (56) | 1 @ 50 acres Reserved for Firm > 200 employees | No |
| 52W11 Tax Lot 100 (inside existing UGB) | 19 (19) | 1 @ 19 | No (Access from TL 300 required) |
| 52W14 Tax Lot 200 | 9 (9) | 1 @ 9 | No |
| 52W14 Tax Lot 600 | 13 (13) | 1 @ 13 | No |
| West of I-5 Tax Lots | 205 (188) | See above | See above |
| East of Interstate 5 | | | |
| 52W13 Tax Lot 1100, 52W14 Tax Lots 1500 and 1600⁴² | 103 (100) | 1 @ 100 acres* Reserved for Firm > 300 employees | No, ROW dedication required |
| 52W14 Tax Lot 800 | 51 (44) | 1 @ 15 1 @ 10 | Yes, with Master Plan approval; ROW dedication required |
| 52W14 Tax Lot 900 | 43 (36) | 1 @ 10 1 @ 25 | Yes, with Master Plan approval; ROW dedication required |
| 52W14 Tax Lot 1000 | 10 (9) | 1 @ 9 | No |
| 52W14 Tax Lot 1100 | 20 (20) | 1 @ 20 | No |
| East of I-5 Tax Lots | 227 (209) | See above | See above |

* Note: Tax Lots 1100, 1500 and 1600 are considered one 100-acre site; none of these parcels may be developed individually. ROW dedication will be required from Tax Lot 1500 to allow adequate spacing between intersection of Parr Road and Butteville Road, near I-5 Overpass.

B. [Building height, setback and buffer improvements, interior side and rear yard setbacks and the provisions of Table 2.1.16, of the IP Zone shall apply to](#)

development within the SWIR Overlay District.

2.114.5 **Development Standards**

The development standards in **Section 1.109.07** shall apply to all development within the SWIR District.

2.114.6 Master Planning Requirement

A. A master development plan shall be approved by the City Council for the entire SWIR Overlay District, prior to approval of any application for:

1. Annexation.
2. Land division.
3. Grading or building permit.

B. The required master plan shall show:

1. The location and rights-of-way for existing and planned arterial, collector and local access streets. These streets shall provide access to all existing and proposed parcels, generally as shown on the Woodburn Transportation System Plan map (2003).
2. The location and size of existing and planned sanitary sewer, storm water and water facilities, at adequate levels to serve existing and proposed industrial development.
3. Show that location and area of the RCW Overlay District as it affects existing and proposed industrial parcels. Planned streets and public facilities that cannot reasonably avoid the protected riparian corridor shall be indicated. All industrial development shall avoid the riparian corridor.
4. Planned land divisions, consistent with the site sizes indicated in **Table 2.1.22**.
5. Planned pedestrian and bicycle connections within the SWIR Overlay District as shown on the TSP (2003), and pedestrian and bicycle connections from to Parr Road Nodal residential, commercial and park areas.

2.114.7 Removal of the SWIR District

- A. Removal of the SWIR District from parcels that are currently within the district is not anticipated during the 20-year planning period.

- B. Removal of the SWIR District from any area or parcel shall require the following:
 - 1. A revised Economic Opportunities Analysis and Industrial Site Suitability Analysis, consistent with the Goal 9 Rule (OAR Chapter 660, Division 9).

 - 2. A new Statewide Planning Goal 2 Exception, that explains why other land within or adjacent to the UGB that does not require an exception cannot meet the purported need.

 - 3. A Comprehensive Plan Amendment, that demonstrates compliance with all applicable Statewide Planning Goals, applicable goals and policies of the Marion County Framework Plan, and applicable goals and policies of the Woodburn Comprehensive Plan.

 - 4. A zoning map amendment that demonstrates consistency with the Woodburn Comprehensive Plan.

2.115

Nodal Overlay Districts

2.115.01 Purpose

Nodal overlay districts encourage neighborhood-serving commercial developments surrounded by well-designed multi-family, attached single family (row houses) and small lot single family development, with active and accessible parks. The intent is to provide a community identity and services to higher density, nodal residential development within walking distance (generally one-half mile or less) of the center. Nodal development will be designed with a pedestrian focus, with interconnected streets and pedestrian walkways, alleys serving garages located at the rear of lots, and with limited parking. To ensure that land is efficiently used within the UGB, master plans shall be required for land within Nodal Overlay districts.

2.115.02 Boundaries of Nodal Overlay Districts

A. The area encompassed by the Nodal Overlay Districts are shown on the Woodburn Comprehensive Plan Map and the Woodburn Zoning Map.

1. The Parr Road Nodal Overlay includes three Nodal Overlay Districts:

a. The Nodal Neighborhood Commercial (NNC) Zone is located near the intersection of Parr Road and Evergreen Avenue.

b. The Medium Density Residential Nodal (RMN) Overlay District along Evergreen Avenue and surrounding the NNC.

c. The Nodal Single Family Residential (RSN) Overlay District that comprises the remainder of the Nodal Overlay.

2. Reserved.

2.115.03 Permitted, Special and Conditional Uses

A. Nodal Single Family Residential (RSN) Overlay District.

Permitted, special and conditional uses allowed in the *Single Family Residential (RS)* zone, **Section 2.102.01-03**, are allowed the RSN Overlay District, subject to other applicable provisions of **Section 2.101.06-08**, the WDO, and special

development standards of *Section 2.115.03 and 06*. In particular, SFN development proposals must meet the design standards of *Section 3.107.02-03*. In addition:

1. Small-lot single family detached housing with alley access is permitted subject to special development standards of *Section 2.115.03*.

B. Nodal Medium Density Residential (RMN) Overlay District.

Permitted, special and conditional uses allowed in the *Medium Density Residential (RM)* zone, *Section 2.104.01-03*, are allowed the RMN Overlay District, subject to other applicable provisions of *Section 2.104.06-08*, the WDO, and special development standards of this Overlay District. In particular, RMN development proposals must meet the design standards of *Section 3.107.05-06*. In addition:

1. Attached single family housing (row homes) with alley access are permitted subject to special design standards of *Section 2.115.04*.
2. Detached single family and manufactured dwellings on individual lots are subject to the special development standards for small lot single family dwellings in *Section 2.115.03*.

C. Nodal Neighborhood Commercial (NNC) Zone.

The NNC Zone may be applied as the center of a Nodal Overlay District, or as a stand alone neighborhood commercial zone. Permitted, special and conditional uses allowed in the *Nodal Neighborhood Commercial (NNC)* zone, *Section 2.108.02-04*, are allowed the NNC Overlay District, subject to other applicable provisions of *Section 2.108.05-07* and the WDO. In particular, NNC development proposals must meet the design standards of *Section 3.107.07*, applicable to both the DDC and the NNC Zones.

2.115.03 Nodal Single Family Residential (SFN) Dimensional and Development Standards

- A. The base RS zone dimensional standards shall apply to all development within the RSN Overlay District. In case of conflict, the standards of this section supersede the RS zone dimensional standards in *Section 2.102.06*.

B. Parcel and Land Division Standards

1. Land divisions may only be requested following approval of a master plan as required in **Section 2.115.06**.
2. A minimum density of ~~8.77.9~~ dwelling units per net buildable acre (after excluding public rights-of-way, public tracts, common open space, and land protected by the RCW overlay district) shall be required through the land division or PUD process.
3. Standard single family residential lots in the RSN Overlay District shall comply with the standards of Table 2.1.1 in the RS zone.
4. Non-residential lots shall comply with the standards of **Table 2.1.2** in the RS zone.
5. Small-lot single family residential lots in an RSN Overlay District shall comply with the standards of **Table 2.1.22**. Flag lots are not permitted.

| <u>TABLE 2.1.22 Small Lot Residential Standards in RSN Overlay</u> | | | | |
|---|-------------------------|--------------------------|--------------------------|--------------------------------|
| <u>Use Type and Location</u> | <u>Minimum Lot Area</u> | <u>Minimum Lot Width</u> | <u>Average Lot Depth</u> | <u>Minimum Street Frontage</u> |
| A. <u>Small Lot Single Family Dwelling, Site Built; & Residential Sales Office</u> | | | | |
| <u>Interior Lot</u> | | | | |
| <u>1. For an interior lot.</u> | <u>4000 sq. ft.</u> | <u>45 ft.</u> | <u>80 ft.</u> | <u>40 ft.</u> |
| <u>Corner Lot</u> | | | | |
| <u>2. For a corner lot.</u> | <u>5000 sq. ft.</u> | <u>60 ft.</u> | <u>80 ft.</u> | <u>50 ft.</u> |
| <u>4. For a cul de sac lot.</u> | <u>4000 sq. ft.</u> | <u>45 ft.</u> | <u>80 ft.</u> | <u>30 ft.</u> |

C. **Building Height.** The maximum height of buildings and structures within the RSN Overlay District shall not exceed 35 feet, EXCEPT chimneys, spires, domes, flag poles and other features (EXCEPT telecommunication facilities subject to **Section 2.204.03** not used for human habitation, which shall not exceed 70 feet.

D. **Setback and Buffer Improvement Standards for Small Lot Single Family.** The following standards apply only to small lot single family dwellings with alley access. Setback and Buffer Improvement Standards for other uses are found in

the *RS zone*.

1. Front Yard Setback and Setback Abutting a Street: The minimum setback abutting a street, or front property line for small lot single family dwellings shall be 10 feet plus any Special Setback, *Section 3.103.05*.
2. Off Street Parking, Maneuvering and Storage:
 - a. In addition to meeting the requirements of *Section 2.102.06.C*, vehicular access directly to a public street is prohibited and alley access to garages facing the alley is required. Off street parking and storage shall be prohibited within a required setback or any yard abutting a street EXCEPT for parking and maneuvering within a driveway leading to a garage.
 - b. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards, *Section 3.103.10*.
3. Interior Side Yard and Interior Rear Yard Setbacks for Small Lot Single Family.
 - a. Dimensions:
 - 1) Side Yard Setback. The minimum side yard setback shall be 5 feet.
 - 2) Rear Yard Setback. The rear yard setback (as defined in *Section 1.102*) for all lots shall be 20 feet.
 - 3) Alley requirement. Alleys shall be dedicated and paved to a width of 20 feet. No parking shall be allowed within any alley right-of-way.
 - b. Off Street Parking, Maneuvering and Storage:
 - 1) Off street parking, maneuvering and storage shall not be permitted in the side or front yard setback.
 - 2) The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest paved edge of the alley.
 - c. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards of *Section 3.103.10*.

E. Architectural Design Standards. In addition to meeting the architectural design standards of **Section 3.107.03**, small lot single family homes shall meet the following design standards. In cases of conflict with other sections of the WDO, these standards prevail.

1. Two-car garages shall be required, facing directly on to an alley. Vehicular access to the garage from the street shall be prohibited.
2. At least 25% of the ground level façade facing the street shall be windows.
3. Covered front porches of at least ~~120~~60 square feet shall be required with no dimension of less than 6 feet.
4. The maximum permitted front porch setback shall be 15 feet.
5. Direct pedestrian access from the street to the front porch shall be provided.
6. A front yard landscaping and maintenance plan shall be required for all small single family lots prior to preliminary plat approval.

G. Other RS Development Standards. **Section 2.102.07** provisions related to architectural design standards, signs, accessory uses and structures, landscaping and sidewalks, landscaping, sidewalks, lot coverage, and property disposition are controlled by the underlying **RS zone**, EXCEPT where specifically superseded by the provisions of the RSN Overlay District.

2.115.04 Nodal Medium Density Residential (MRN) Dimensional and Development Standards

A. The base **MR** zone dimensional standards shall apply to all development within the MRN Overlay District. In case of conflict, the standards of this section supersede the MR zone dimensional and development standards in **Section 2.102.06-07**.

B. Parcel and Land Division Standards

1. Land divisions may only be requested following approval of a master plan as required in **Section 2.115.06**.
2. A minimum density of ~~17-6~~19 multi-family, or 10 duplex or rowhouse dwelling units per net buildable acre (after excluding public rights-of-way,

public tracts, common open space, and land protected by the RCW overlay district) shall be required through the land division or PUD process.

3. Single family and manufactured dwelling residential lots in the MRN Overlay District shall comply with the provisions for small lot single family dwellings in **Section 2.115.03.**
4. Non-residential lots shall comply with the standards of **Table 2.1.6** in the RM zone.
5. Multi-family and attached single family (row house) residential lots in an MRN Overlay District shall comply with the standards of **Table 2.1.23.** Flag lots are not permitted.

| TABLE 2.1.23 Residential Lot Standards in MRN Overlay | | | | |
|--|--|--------------------------|--------------------------|--------------------------------|
| <u>Use Type and Location</u> | <u>Minimum Lot Area / Maximum Density</u> | <u>Minimum Lot Width</u> | <u>Average Lot Depth</u> | <u>Minimum Street Frontage</u> |
| A. Row Homes with Alley Access | | | | |
| <u>1. For an interior lot.</u> | <u>3,000 sq. ft.</u> | <u>28 ft.</u> | <u>80 ft.</u> | <u>28 ft.</u> |
| <u>2. For a corner lot or cul de sac lot.</u> | <u>3600 sq. ft.</u> | <u>40 ft.</u> | <u>80 ft.</u> | <u>40 ft.</u> |
| B. Duplex dwellings on an individual lot | | | | |
| | <u>8,000 sq. ft.</u> | <u>80 ft.</u> | <u>90 ft.</u> | <u>80 ft.</u> |
| C. Multifamily Dwellings | | | | |
| 1. Minimum Development Area | | | | |
| <u>2. Maximum residential density</u> | <u>2 Acres</u> <u>24 units /net acre</u> | <u>200 ft.</u> | <u>200 ft.</u> | <u>200 ft.</u> |
| B. Assisted living facility (62331) or nursing care facility (6231) | | | | |
| 1. Minimum Development Area | | | | |
| <u>2. Maximum residential density</u> | <u>2 acres</u> <u>32 units / net acre</u> | <u>200 ft.</u> | <u>200 ft.</u> | <u>200 ft.</u> |

C. Building Height.

The maximum height of buildings and structures within the RSN Overlay District shall not exceed 45 feet, EXCEPT chimneys, spires, domes, flag poles and other features (EXCEPT telecommunication facilities subject to **Section 2.204.03** not used for human habitation, which shall not exceed 70 feet.

D. Setback and Buffer Improvement Standards for Multi-Family Residential.

1. Front and street, rear and side yard setbacks for multi-family and duplex residential uses abutting other zones shall be a minimum of 10 feet and a maximum of 15 feet. R from 10-15 feet, rear and side yard setbacks shall be a minimum of 10 feet, EXCEPT where:
 - a. Abutting a commercial or industrial zone, or an arterial or collector street, in which case the minimum street setback shall be from 20-25 feet; or
 - b. Side and rear yards abutting an SR-RS base zone, in which case the minimum setback shall be 10 feet for the first floor, and 5 feet for each additional story.
2. EXCEPT for duplex lots, parking lots shall:
 - a. Be located behind or to the side of buildings.
 - b. Not occupy more than 50% of any street frontage.
 - c. Not be located within 20 feet of a public street or within 20 feet of an RSN Overlay District.

E. The following standards apply only to attached single family dwellings with alley access.

1. Front Yard Setback and Setback Abutting a Street:

The minimum setback abutting a street, or front property line for attached single family development shall be 10 feet plus any Special Setback, Section 3.103.05, EXCEPT where fronting an arterial street, the minimum setback abutting an arterial street shall be 20 feet.

2. The minimum rear yard setback shall be 20 feet.

3. Off Street Parking, Maneuvering and Storage:

In addition to meeting the requirements of Section 2.104.06.C, vehicular access directly to a public street is prohibited and alley access to garages facing the alley is required. Off street parking and storage shall be

prohibited within a required setback or any yard abutting a street EXCEPT for parking and maneuvering within a driveway leading to a garage.

b. Alley requirement. Alleys shall be dedicated and paved to a width of 20 feet. No parking shall be allowed within any alley right-of-way.

c. Clear Vision Area: Buildings, fences, walls, landscaping and signs shall be subject to clear vision area standards, **Section 3.103.10.**

4. Interior Side Yard and Interior Rear Yard Setbacks for Attached Single Family.

a. Dimensions:

1) Side Yard Setback. The minimum side yard setback shall be 0 feet, EXCEPT for corner lots, in which case the minimum street side yard setback shall be 15 feet.

2) Rear Yard Setback. The rear yard setback (as defined in *Section 1.102*) for all lots shall be 20 feet.

b. Off Street Parking, Maneuvering and Storage:

1) Off street parking, maneuvering and storage shall not be permitted in the side or front yard setback.

2) The entrance to a garage (or carport in the case of a manufactured home) shall be set back a minimum of 20 feet from the closest paved edge of the alley.

c. Clear Vision Area: Fences, walls, landscaping and signs shall be subject to clear vision area standards of *Section 3.103.10*.

E. Architectural Design Standards. In addition to meeting the architectural design standards of *Section 3.107.03*, attached single family homes shall meet the following design standards. In cases of conflict with other sections of the WDO, these standards prevail.

1. Two-car garages shall be required, facing directly on to an alley. Vehicular access to the garage from the street shall be prohibited.
2. At least 25% of the ground level façade facing the street shall be windows.
3. Covered front porches of at least 120 square feet shall be required.
4. The maximum permitted front porch setback shall be 15 feet.
5. Direct pedestrian access from the street to the front porch shall be provided.
6. A front yard landscaping and maintenance plan shall be required for all attached single family lots prior to preliminary plat approval.

H. Other MR Development Standards

Section 2.104.07 provisions related to architectural design standards, signs, accessory uses and structures, landscaping and sidewalks, landscaping, sidewalks, lot coverage and property disposition are controlled by the underlying *MR zone*, EXCEPT where specifically superceded by the provisions of the RMN Overlay District.

2.115.05 Master Planning Requirement

A. A master development plan shall be approved by the City Council for the entire Nodal Overlay District, prior to ~~city or county~~ approval of any application for:

1. Annexation.
2. Land division.
3. Grading or building permit.

B. The required master plan shall show:

1. The location and rights-of-way for existing and planned arterial, collector and local access streets. These streets shall provide access to all existing and proposed parcels, generally as shown on the Woodburn Transportation System Plan map (2003).
2. The location and size of existing and planned sanitary sewer, storm water and water facilities, at adequate levels to serve existing and proposed industrial development.
3. The location and area of the RCW Overlay District as it affects existing and proposed nodal development parcels. Planned streets and public facilities that cannot reasonably avoid the protected riparian corridor shall be indicated. All nodal development shall avoid the riparian corridor.
4. An illustrative (non-binding) development plan for the Neighborhood Commercial center, neighboring multi-family areas, and potential parks, including and planned pedestrian and bicycle connections within the Nodal Overlay District as shown on the TSP (2003), and pedestrian and bicycle connections to Southwest Industrial Reserve areas.

5. A potential plan for local streets and alleys, and lotting patterns, showing how small lot and attached single family development could occur consistent with applicable nodal design standards.

2.114.8 Removal of a Nodal Overlay District

- A. Removal of a Nodal Overlay District from parcels that are currently within the district is not anticipated during the 20-year planning period.
- B. Removal of any Nodal Overlay District from any area or parcel shall require the following:
 1. A revised transportation, housing and commercial land needs analysis, consistent with the Goal 9, 10 and 12 Rules (OAR Chapter 660, Divisions 8, 9 and 12).
 2. A Comprehensive Plan Amendment, that demonstrates compliance with all applicable Statewide Planning Goals, applicable goals and policies of the Marion County Framework Plan, and applicable goals and policies of the Woodburn Comprehensive Plan.
 3. A zoning map amendment that demonstrates consistency with the Woodburn Comprehensive Plan.