



CITY OF LEBANON

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Lebanon Municipal Code Title 16: Development Code

Article Two: Land Use and Land Use Zones

Chapter 16.03: Land Use Categories

16.03.010 Introduction	1
16.03.020 Alphabetical List of Land Use Examples	4
16.03.030 Residential Uses	8
16.03.040 Commercial Uses.....	10
16.03.050 Industrial Uses	14
16.03.060 Public Uses (Institutional and Civic)	18
16.03.070 Other Uses.....	21
16.03.080 Application Submittal Requirements for Commercial, Industrial, Public, and Multi-Family Developments...	23

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Chapter 16.03: Land Uses

Table of Contents

16.03.010	Introduction	1
A.	Background.....	1
B.	Purpose	1
C.	Determination of Uses and Authorization of Similar Uses.....	1
D.	Types of Uses.....	2
E.	Impact Classifications (Class I, II, and III):	2
16.03.020	Alphabetical List of Land Use Examples	4
16.03.030	Residential Uses	8
A.	Residential Uses With Class I Impacts.....	8
B.	Residential Uses With Class II Impacts.....	8
C.	Residential Uses With Class III Impacts.....	8
D.	Group Living	9
E.	Household Living	9
16.03.040	Commercial Uses.....	10
A.	Commercial Uses with Class I Impacts	10
B.	Commercial Uses with Class II Impacts	10
C.	Commercial Uses with Class III Impacts	12
D.	Commercial Outdoor Recreation	13
E.	Major Event Entertainment	13
F.	Commercial Educational Services.....	13
G.	Office Uses	13
H.	Retail Sales and Service	13
I.	Self-Service Storage.....	13
16.03.050	Industrial Uses	14
A.	Industrial Uses With Class I Impacts	14
B.	Industrial Uses With Class II Impacts.....	15
C.	Industrial Uses With Class III Impacts.....	16
D.	Industrial Service	16
E.	Manufacturing and Production.....	17
F.	Warehouse, Freight Movement, and Distribution	17
G.	Waste-Related	17
H.	Wholesale Sales	17
16.03.060	Public Uses (Institutional and Civic)	18
A.	Public Uses With Class I Impacts.....	18
B.	Public Uses With Class II Impacts.....	18
C.	Public Uses With Class III Impacts.....	18
D.	Basic Utilities	19
E.	Colleges.....	19
F.	Community Services.....	19
G.	Daycare	19
H.	Medical Centers.....	20
I.	Parks and Open Areas	20
J.	Religious Institutions and Places of Worship	20
K.	Schools	20

16.03.070	Other Uses.....	21
A.	With Class I Impacts.....	21
B.	With Class II Impacts.....	21
C.	With Class III Impacts.....	21
D.	Agriculture Clarifications, Exceptions and Exclusions.....	22
E.	Radio Frequency Transmission Facilities Exceptions and Exclusions.....	22
F.	Rail Lines and Utility Corridors Exceptions and Exclusions.....	22
16.03.080	Application Submittal Requirements for Commercial, Industrial, Public, and Multi-Family Developments...	23
A.	General Submittal Requirements.....	23
1.	Public Facilities and Services Impact Study.....	23
2.	Traffic Impact Study.....	23
3.	Dedication of Real Property.....	23
B.	Specific Submittal Information Requirements.....	23
1.	Site Analysis Map (Existing Conditions).....	23
2.	Proposed Development Site Plan.....	24
3.	Architectural Drawings.....	25
4.	Preliminary Grading Plan.....	25
5.	Landscape Plan.....	26
6.	Signage Detail Drawings.....	26
7.	Deed and Use Restrictions and Other Encumbrances.....	26
8.	Traffic Impact Analysis Study.....	26
9.	Narrative.....	26
10.	Phasing Plan.....	26
11.	Other information.....	26
C.	Other Agency Permits.....	26

Chapter 16.03: Land Uses

16.03.010 INTRODUCTION

A. Background

This Chapter is intended to be used in conjunction with the land use standards in the following chapters. This Chapter provides specific examples of uses that fall under each general land use type. By providing examples of specific uses, and not an exhaustive list, the City has flexibility in determining similar uses, which should be helpful as community values, technology, and consumer needs and demands change.

B. Purpose

1. This Chapter classifies land uses and activities into land use types on the basis of common functional, product, or physical characteristics, and degree of impacts to surrounding properties and neighborhoods.
2. Section 16.03.080 contains a listing of basic submittal requirements for Commercial, Industrial, Public Use, and Multi-Family Development applications.

C. Determination of Uses and Authorization of Similar Uses

1. **Uses:** Uses are assigned to the land use type whose description most closely describes the nature of the primary use.
2. **Multiple Uses:** Developments may have more than one primary use. Developments may also have one or more accessory uses.
3. **Authorization of Similar Uses:** The Planning Official may permit in a particular zone a use not listed in this ordinance, provided the use is of the same general type as the uses permitted there by this ordinance, and that the use is not specifically listed in another zone. The decision of the Planning Official may be appealed to the Planning Commission.
4. **Interpretation of Use Type:** When a use's type is not clearly identifiable, the Planning Official determines the applicable use type. The following criteria are considered to determine what land use type the use best fits within, and whether the activities constitute primary uses or accessory uses:

- | | |
|---|---|
| a. Building Code Occupancy status. | h. Building and site arrangement. |
| b. Description of the activity(ies) in relationship to the characteristics of each use land use type. | i. Type of vehicles and relative number of vehicle trips associated with the activity. |
| c. Relative amount of site or floor space and equipment devoted to the activity. | j. Impacts to adjacent properties and neighborhoods. |
| d. Relative amounts of sales from each activity. | k. Signage. |
| e. Relative number of employees in each activity. | l. How the use advertises itself. |
| f. Customer type for each activity. | m. Whether the activity would function independently of the other activities on the site. |
| g. Hours of operation. | |

5. **Accessory Uses:** Accessory uses are allowed by right in conjunction with the use unless stated otherwise in the regulations. Also, unless otherwise stated, they are subject to the same regulations as the primary use. However, accessory structures may not be placed on a lot or parcel without an approved primary use and structure in place, or both uses/structures must be constructed concurrently.
6. **Examples of Uses:** The "Examples" section of a land use type provides a list of examples of uses that are included in the land use type. The names of uses on the lists are generic. They are based on the common meaning of the terms and not on what a specific use may call itself. ***It is important to keep in mind that these lists of examples are not exhaustive, but are instead illustrative.*** (See following List of Land Use Examples, Section 16.03.20, page 4.)
7. **Exceptions and Exclusions:** The "Exceptions and Exclusions" subsection of a use type provides a list of examples of uses that are excluded in the land use type. The list of exceptions and exclusions is not exhaustive.

D. Types of Uses

The following are the major land use types listed in this Chapter: Residential Uses, Commercial Uses, Industrial Uses, Public Uses (Institutional and Civic), and Other Uses.

E. Impact Classifications (Class I, II, and III):

1. All land use types are further divided into three subcategories by the degree of impacts that the uses could reasonably be expected to exert on the surrounding properties and neighborhood.
2. Generally speaking, Residential land uses have fewer and less serious impacts than Commercial Uses, and Commercial land uses have fewer and less serious impacts than Industrial land uses. However, some industrial uses could have lower impacts than some Commercial uses, and so on. Public land uses (Civic and Institutional) and Other land uses vary widely in their impacts.
3. Accordingly, all land uses are divided into Classes of Impacts within their own unique category: Residential Uses, Commercial Uses, Industrial Uses, Public Uses, and Other Uses:
 - a. **Class I Impacts:** Class I Impacts are the least significant impacts. Development with Class I Impacts would have minimal adverse project impacts. The range and scale of the impacts would be limited to the subject property and the immediately adjacent properties. The adverse project impacts would include factors¹ that could impact the health, safety, and welfare of the citizens within this area surrounding the subject property. Such impacts would generally require the least amount of mitigation if any, and would normally require minimal evaluation during the planning review and permitting processes in order to protect the interests of the public.

1. Such factors could include the size of a building, the size of the site, number of employees and/or patrons, traffic volumes and impacts, the use and storage of various substances and chemicals (types and quantities), as well as externalities such as noise and emissions.

- b. Class II Impacts:** Class II Impacts are potentially more significant than Class I, but less so than Class III. The range and scale of the impacts would be limited to the subject property and the immediately adjacent properties, and the immediately surrounding neighborhood. The adverse project impacts would include factors¹ that could impact the health, safety, and welfare of the citizens within this area surrounding the subject property. Accordingly impact mitigation and due diligence during the review and permitting processes would be more significant than for Class I Impacts.
- c. Class III Impacts:** Class III Impacts are the most significant impacts. Development with Class III Impacts could be expected to have measurable adverse project impacts. The range and scale of the impacts would generally not be limited to just the subject property and the immediately adjacent properties, and the immediately surrounding neighborhood. The range of impact could be expected to extend beyond the surrounding neighborhood, and may include area wide or substantial infrastructure system impacts. The adverse project impacts would include factors¹ that could impact the health, safety, and welfare of the citizens within this area surrounding the subject property. Such impacts and their mitigation would generally involve formal public involvement (public hearing) during the planning review and permitting processes in order to protect the interests of adjacent properties, surrounding neighborhood(s), and the general public.
- 4. Actual determination of the appropriate level of mitigation, review process and public involvement requires identification of specific land uses and their impacts in specific zones.** The land use tables in Chapters 16.05-16.11 are the results of this analysis.

1. Such factors could include the size of a building, the size of the site, number of employees and/or patrons, traffic volumes and impacts, the use and storage of various substances and chemicals (types and quantities), as well as externalities such as noise and emissions.

16.03.020 ALPHABETICAL LIST OF LAND USE EXAMPLES

(This list of examples is not exhaustive, but is instead illustrative.)

Key: [R] = Residential Uses (see pages 7-8); [C] = Commercial Uses (see pages 9-13); [I] = Industrial Uses (see pages 14-16); [P] = Public Uses: Institutional & Civic (see pages 17-19); [O] = Other Uses (see pages 20-21)

“Adult” materials & entertainment facility [C]

Accessory Dwellings [R]

Accessory Structures (with a permitted use) [R]

Agriculture: Examples include non commercial breeding or raising of fowl or other animals (excluding swine, all feedlots, and dairies); riding stables; riding academies; kennels or other animal boarding places; farming, truck gardening, forestry, tree farming; and wholesale plant nurseries. [O]

Alignment Shop [C]

Amusement Parks [C]

Animal grooming [C]

Apartments (four or more units) [R]

Armory [O]

Arts & Crafts [C]

Assembly of **Light** Machinery, Equipment, Appliances, and other Electrical Items [I]

Assisted Living Facilities (ALF) [R]

Auditoriums [C]

Auto and Truck Salvage & Wrecking [I]

Auto Body Shop [C]

Auto Detailing [C]

Auto Repair [C]

Auto Sales [C]

Auto Upholstery Shop [C]

Banks [C]

Batting Cages [C]

Bed and Breakfasts [R]

Boarding House or Facility [R]

Boat Launching Areas [P]

Boat Rental Facilities [C]

Botanical Gardens [P]

Breweries, Distilleries, and Wineries (less than 5,000 sq ft) [C]

Breweries, Distilleries, and Wineries (greater than 5,000 sq ft) [I]

Building Materials (Sales)

Building, Heating, Plumbing or Electrical Contractor Shops [I];

Bus Barns (Commercial or Industrial) [I]

Bus Barns (Public) [P]

Call Centers [C]

Car Washes [C]

Catering Establishments [C]

Cemeteries [P]

Child Day Care, Not in a Home [Child care center, family child care. Facilities that provide care and supervision of minor children for periods of less than 24 hours. “Family child care providers” provide care for not more than 12 children in a home. See applicable ORS for certification requirements.] [C]

City Maintenance Shops [P]

City Offices and Facilities [P]

Cold Storage Plants, including Frozen Food Lockers [I]

Colleges, Universities, Community Colleges, and Adult Education Facilities [P]

Commercial Centers [C]

Community Centers [P]

Community Development Center [P]

Concrete Batching and Asphalt Mixing [I]

Condominiums [R]

Cottage Clusters [R]

Daycare Programs and Facilities [Not in a Home -P]

Distribution Centers [I]

Dormitories [R]

Drive-In Theatres [C]

Dry Cleaners [C]

Duplexes [R]

Educational, Arts and Training Facilities [C]

Electric Motor Repair [I]

Electrical Supplies (Sale of) [I]

Energy Production (except Photovoltaics and Solar Collectors) [I]

Entertainment, indoor continuous activities like Theaters, Health Clubs, Gyms, Membership Clubs, Bowling Alleys, Skate Rinks, and Game Arcades; Pool Halls, Indoor Firing Ranges [C]

Exhibition and Meeting Areas [C]

Exterminators [I]

Fairgrounds [C]

Family Child Care in a Home [Facilities that provide care and supervision of minor children for periods of less than 24 hours. "Family child care providers" provide care for not more than 12 children in a home. See ORS for certification requirements.] [R]

Filling (Gas) Stations [C]

Financial Institutions (with Drive Up) [C]

Financial Institutions (without Drive Up) [C]

Florists [C]

Food & Beverage Sales with Drive-Up [C]

Food & Beverage Sales without Drive-Up [C]

Forestry (See Agriculture) [O]

Fuel Oil Distributors;

Fuel Storage and/or Distribution Yards (Solid, Liquid or Gas) [I]

Gas (Filling) Stations [C]

Golf Courses [C]

Golf Driving Ranges [C]

Hair, Tanning, and Personal Care Services [C]

Hazardous-Waste Collection Sites [I]

Heavy Truck Servicing and Repair [I]

Homeless Shelters when operated by a Public or Non-Profit Agency [P]

Home Occupations [R]

Hospice Facilities [R]

Hospitals and Large Medical Complexes [P]

Hotels [C]

Hotels, Restaurants, and other services that are part of a Truck Stop are considered accessory to the Truck Stop [I]

Houseboats [R]

Household Moving and General Freight Storage and Warehouse [I]

Janitorial, Caretaker, and Building Maintenance Services [I]

Laundromats [C]

Laundry Drop Off Facilities [C]

Laundry, Dry-Cleaning, & Carpet Cleaning Plants [I]

Libraries [P]

Liquor Stores (OLCC License) [C]

Locksmith [C]

Lodges [C]

Lumber Mills, Pulp and Paper Mills, and Other Wood Products Manufacturing [I]

Machine Shops [I]

Mail Order Houses [I]

Major Post Offices [I]

Manufacture or Assembly of Heavy Machinery, Equipment, Vehicles, Appliances, and Other Electrical Items (discharge permits required) [I]

Manufacture (Light) or Assembly (Light) of Instruments, including Musical Instruments, Precision Items [I]

Manufacture or Assembly of Machinery, Equipment, Vehicles, Appliances, and Other Electrical Items (no discharge permits required) [I]

Manufactured Home Parks [R]

Manufactured Housing [R]

Marinas [C]

Medical, Optical and Dental Labs [C]

Miniature Golf Facilities [C]

Mining: No new uses are allowed. [O]

Mini-Marts [C]

Mini-Storage Units [C]

Mobile Home Storage Yard [I]

Mortuaries/Funeral Homes [C]

Motels [C]

Movie Production Facilities [I]

Movie Theater, Theaters [C]

Municipal Courts [P]

Museums [P]

Nursery Schools [P]

Nursing and Convalescent Homes [R]

Offices - Government and Utilities [C]

Offices - Lenders, Brokerage Houses, or Real Estate Agencies, Data Processing [C]

Offices - Medical, Optical and Dental Clinics [C]

Offices - Professional Services like Lawyers, Accountants, Engineers, or Architects [C]

Offices - Tax Preparers, Accountants, Legal, Financial Services [C]

Outdoor Amphitheaters [C]
 Parcel Receiving and Distribution Services and Warehouse [I]
 Parcel Service Stores [C]
 Parking (Public and Commercial) [C]
 Parks [P]
 Photocopy and Blueprint Services [C]
 Photofinishing Laboratories [I]
 Photographic Studios [C]
 Plumbing Supplies (Sale of) [I]
 Portable Sanitary Collection Equipment Storage and Pumping [I]
 Preschools [P]
 Printing, Publishing and Lithography [I]
 Printing, Quick facilities [C]
 Processing of Food and Related Products [I]
 Production (commercial scale, not artisan) of Chemical, Rubber, Leather, Clay, Plastic, Stone, or Glass Materials or Products [I]
 Production of Artwork and Toys [I]
 Production of Prefabricated Structures, Including Mobile/Manufactured/Modular Homes [I]
 Production or Fabrication of Metals or Metal Products including Enameling and Galvanizing [I]
 Public Safety Facilities, including Fire/Emergency Medical Services, Police Stations, and Emergency Communication Broadcast Facilities [P]
 Public Squares, Plazas [P]
 Publicly Owned Swimming Pools [P]
 Quick Lubrication Services [C]
 Race Tracks (Auto, Horse, Dog, Bikes, Motor Cycles, Boat, etc.) [C]
 Racket Sport Facilities [C]

Rail Lines and Utility Corridors: This land use type includes railroad tracks and lines for the movement of trains. The land may be owned or leased by the railroad. The land use type also includes public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level. Examples include *rail trunk and feeder lines*; regional electrical transmission lines; and regional gas and oil pipelines. [O]

Railroad Yards [I]
 Recreational Trails [P]
 Recreational Vehicle Parks [C]
 Reclaimed/Recycled Building Materials [I]
 Recycling Drop-Off [C]
 Recycling Operations [I]
 Religious Meeting Facilities or Related Facilities - Churches, Temples, Synagogues, Congregational Halls, Meetings Halls, Mosques, Ashrams, Sanctuaries, Meditation & Retreat Centers [P]
 Religious Schools (Higher Education), and Seminaries [P]
 Repair of Appliances [C]
 Repair of Scientific or Professional Instruments
 Repair Shops (Light, and not Auto Related): TVs, Bicycles, Clocks, Watches, Shoes, Guns, and Office Equipment [I]
 Research and Development Laboratories [I]
 Restaurants, Cafes, Delicatessens with Drive Up [C]
 Restaurants, Cafes, Delicatessens without Drive Up [C]
 Retirement Center Apartments [R]
 Rooming House or Facility [R]
 RV Repair Shops [C]
 Sale and Storage of Landscaping Materials [I]
 Sale or Rental of Machinery, Equipment, Heavy Trucks, Special Trade Tools, Welding Supplies, Machine Parts, Electrical Supplies, Janitorial Supplies, Restaurant Equipment, and Store Fixtures [I]
 Sales Offices [I]
 Sales or Leasing of Consumer Vehicles including Passenger Vehicles, Motorcycles, Light and Medium Trucks, and other Recreational Vehicles [C]
 Sales, Repair, Storage, Salvage or Wrecking of Heavy Machinery, Metal, [I]
 Schools - Public and Private, Secular or Parochial (K-12) providing State Mandated Basic Education [P]
 Senior Centers [P]
 Senior Living Facilities (SLF) [R]
 Separate Warehouses Used By Retail Stores such as Furniture and Appliance Stores [I]

Shelters for Short Term or Emergency Housing (e.g., Homeless Shelters) when operated by a Public or Non-Profit Agency [P]

Shopping Malls [C]

Sign Manufacturing [I]

Single Family Houses [R]

Skate Board and BMX Parks [P]

Social Service Facilities [P]

Soup Kitchens [P]

Sports Arenas or Complexes [C]

State Regulated Special Residential Units (Group Living Homes or Facilities): Alternative or Post Incarceration Facilities; Drug and Alcohol Treatment Residential Programs; Group Homes for the Physically, Mentally or Emotionally Challenged [R]

Stockpiling of Sand, Gravel, or Other Aggregate Materials [I]

Stores [bldg foot print = 15,000 square feet or less] Selling, Leasing, or Renting Consumer, Home, And Business Goods Including Art, Art Supplies, Bicycles, Clothing, Dry Goods, Electronic Equipment, Fabric, Gifts, Groceries, Hardware, Antiques, Jewelry, Pets, Pet Food, Pharmaceuticals, Printed Material, Stationery, Books, and Videos [C]

Stores [bldg foot print = greater than 15,000 square feet or less] Selling, Leasing, or Renting Consumer, Home, And Business Goods Including Art & Crafts, Art Supplies, Bicycles, Clothing, Dry Goods, Electronic Equipment, Fabric, Gifts, Groceries, Hardware, Antiques, Jewelry, Pets, Pet Food, Pharmaceuticals, Printed Material, Stationery, and Videos [C]

Stores Selling, Leasing, or Renting Furniture, Appliances, Garden Supplies, Home Improvements, Household Products, Plants [C]

Surplus Food Distribution Centers [P].

Tailors and Seamstresses [C]

Taverns, and Bars [C]

Taxidermists [C]

Theme Parks [C]

Tire Re-Treading or Recapping [I];

Tire Sales and Mounting Facilities [C]

Tool Repair [I]

Towing and Vehicle Storage [I]

Town or Row Houses [R]

Trade Schools [C]

Transit Centers [P]

Transmission or Muffler Shops [C]

Treatment Plants & Facilities (Water, Sewage) [P]

Triplexes [R]

Truck Freight Terminal and Warehouse [I]

Truck Stop [I]

TV And Radio Studios and/or Stations [C]

Upholstery Shops [C].

Utility Offices [P]

Utility Substations [P]

Vehicle Repair Shops [C]

Veterinarian Clinics/Offices, and Indoor Kennels limited to Convalescing, with No Boarding or Breeding [C]

Vocational Training for the Physically or Mentally Challenged [P]

Warehouses [Off-site or Separate] used by Retail Stores like Furniture and Appliance Stores [I]

Waste Composting [I]

Waste Transfer Stations [I]

Water Towers and Reservoirs [P]

Weaving or Production of Textiles or Apparel [I];

Welding Shops [I]

Wholesalers of Food, Clothing, Auto Parts, Building Hardware, and Office Supplies [I].

Wireless Communication Facilities. Towers and antennas may be self supporting, guyed, or mounted on poles or buildings. Examples include broadcast towers, communication/cell towers, and point to point microwave towers. [O]

Woodworking, including Cabinet Makers [I]

Wrecking Yards (or “Junk” Yards) [I]

Youth Club Facilities [P]

Zero Lot Line Homes [R]

16.03.030 RESIDENTIAL USES

<p style="text-align: center;">A. Residential Uses With Class I Impacts</p>	<p>Accessory Dwellings Accessory Structures (with a permitted use) Bed and Breakfasts Duplexes Family Child Care in a Home* Home Occupations Hospice Facilities Manufactured Housing Single Family Houses</p>
<p style="text-align: center;">B. Residential Uses With Class II Impacts</p>	<p>Apartments (four or more units) Assisted Living Facilities (ALF) Boarding House or Facility Condominiums Cottage Clusters Nursing and Convalescent Homes Retirement Center Apartments Rooming House or Facility Senior Living Facilities (SLF) Town or Row Houses Triplexes Zero Lot Line Homes</p>
<p style="text-align: center;">C. Residential Uses With Class III Impacts</p>	<p>Dormitories Houseboats Manufactured Home Parks State Regulated Special Residential Units (Group Living Homes or Facilities): Alternative or Post Incarceration Facilities; Drug and Alcohol Treatment Residential Programs; Group Homes for the Physically, Mentally or Emotionally Challenged</p>

* Child care center, family child care. Facilities that provide care and supervision of minor children for periods of less than 24 hours. "Family child care providers" provide care for not more than 12 children in a home. See applicable ORS for certification requirements.

D. Group Living

- 1. Characteristics:** Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of Household Living. The size of the group will generally be larger than the average size of a household. Uses where tenancy may be arranged for a shorter period are not considered residential. Generally, Group Living structures have a common eating area for residents. The residents may or may not receive any combination of care, training, or treatment, as long as they also reside at the site. Group Living may include the State definition of residential facility.
- 2. Accessory Uses:** Accessory uses commonly found are recreational facilities, active open space, parking of autos for the occupants and staff, and parking of vehicles for the facility.

E. Household Living

- 1. Characteristics:** Household Living is characterized by the residential occupancy of a dwelling unit by a household. Apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included as Household Living. Single Room Occupancy (SRO) housing, that do not have totally self contained dwelling units are also included if at least two thirds of the units are rented on a monthly basis. SROs may have a common food preparation area, but meals are prepared individually by the residents. In addition, Residential Homes as defined by the State of Oregon are included in the Household Living land use type.
- 2. Accessory Uses:** Accessory uses commonly found are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations, accessory dwelling units, and bed and breakfast facilities are accessory uses that are subject to additional regulations.

16.03.040 COMMERCIAL USES

<p>A. Commercial Uses with Class I Impacts</p>	<p>Arts & Crafts Catering Establishments Child Day Care – Not in a Home* Florists Food & Beverage Sales (without drive up facilities) Hair, Tanning, and Personal Care Services Financial Institutions (without drive up facilities) Locksmith Medical, Optical & Dental Labs Mini-Marts Offices - Government and Utilities Offices - Medical, Optical and Dental Clinics Offices - Professional Services such as Lawyers, Accountants, Engineers, or Architects Offices - Such as Lenders, Brokerage Houses, or Real Estate Agencies, Data Processing Offices - Tax Preparers, Accountants, Legal, Financial Services Parcel Service Stores Photocopy and Blueprint Services Photographic Studios Repair Shops (light, and not auto related): TVs, Bicycles, Clocks, Watches, Shoes, Guns, and Office Equipment Restaurants, Cafes, Delicatessens (without drive up facilities) Stores [Bldg foot print = 15,000 square feet or less] Selling, Leasing, or Renting Consumer, Home, and Business Goods Including Art, Art Supplies, Bicycles, Clothing, Dry Goods, Electronic Equipment, Fabric, Gifts, Groceries, Mini-Marts, Hardware, Antiques, Jewelry, Pets, Pet Food, Pharmaceuticals, Printed Material, Stationery, Books, and Videos; and similar retail activities Sales Offices Tailors and Seamstresses Taxidermists</p>
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* Child care center, family child care. Facilities that provide care and supervision of minor children for periods of less than 24 hours. "Family child care providers" provide care for not more than 12 children in a home. See applicable ORS for certification requirements. [See Family Child Care in a Home – a Class I Residential Use.]

B. Commercial Uses with Class II Impacts

Animal Grooming
Auditoriums
Batting Cages
Call Centers
Dry Cleaners
Educational, Arts & Training Facilities
Entertainment, Indoor Continuous Activities like Theaters, Health Clubs, Gyms, Membership Clubs, Bowling Alleys, Skate Rinks, and Game Arcades, Pool Halls, Indoor Firing Ranges
Exhibition & Meeting Areas
Food & Beverage Sales (with drive up facilities)
Dry Cleaners
Financial Institutions (with drive up operations)
Hotels
Laundromats
Liquor Stores (OLCC license)
Lodges
Miniature Golf Facilities
Mortuaries/Funeral Homes
Motels
Movie Theater, Theaters
Printing, Quick (facilities for)
Racket Sport, Household Products, Plants
Restaurants, Cafes, Delicatessens (with drive up facilities)
Stores [Bldg foot print = 15,000 square feet or greater] Selling, Leasing, or Renting Consumer, Home, and Business Goods Including Art, Art Supplies, Bicycles, Clothing, Dry Goods, Electronic Equipment, Fabric, Gifts, Groceries, Hardware, Antiques, Jewelry, Pets, Pet Food, Pharmaceuticals, Printed Material, Stationery, Books, and Videos; and similar retail activities
Taverns, and Bars
Trade Schools
TV and Radio Studios and/or Stations
Upholstery Shops.
Veterinarian Clinics/Offices, and Indoor Kennels limited to Convalescing, with no Boarding or Breeding

C. Commercial Uses with Class III Impacts

- “Adult” Materials & Entertainment Facility
- Alignment Shop
- Amusement Parks
- Auto Body Shop
- Auto Detailing
- Auto Repair
- Auto Sales
- Auto Upholstery Shop
- Boat Rental and/or repair Facilities
- Breweries, Distilleries, and Wineries (less than 5,000 sqft)
- Building Materials (Sales)
- Car Washes
- Commercial Centers
- Drive-In Theatres
- Fairgrounds
- Gas (Filling) Stations
- Golf Courses
- Golf Driving Ranges
- Marinas
- Mini-Storage Units
- Outdoor Amphitheaters
- Parking (Public and Commercial)
- Quick Lubrication Services
- Race Tracks (Auto, Horse, Dog, Bikes, Motor Cycles, Boat, etc.)
- Recreational Vehicle Parks,
- Recycling Drop-Off (no sorting or processing)
- Repair of Appliances
- Sales or Leasing of Consumer Vehicles including Passenger Vehicles, Motorcycles, Light and Medium Trucks, and Other Recreational Vehicles
- Shopping Mall
- Sports Arenas or Complexes
- Theme Parks
- Tire Sales and Associated Activities (facilities for)
- Transmission or Muffler Shops
- RV or Vehicle Repair Shops

D. Commercial Outdoor Recreation

1. **Characteristics:** Commercial Outdoor Recreation uses are large, generally commercial uses that provide continuous recreation or entertainment oriented activities. They generally take place outdoors. They may take place in a number of structures which are arranged together in an outdoor setting.
2. **Accessory Uses:** Accessory uses may include concessions, restaurants, parking, caretaker's quarters, and maintenance facilities.
3. **Exceptions and Exclusions:**
 - a. Parking facilities that are accessory to a use, but which charge the public to park for occasional events nearby, are not considered Commercial Parking facilities.
 - b. Parking facilities that are accessory to a primary use are not considered Commercial Parking uses, even if the operator leases the facility to the primary use or charges a fee to the individuals who park in the facility.
 - c. Public transit park-and-ride facilities are classified as Basic Utilities.

E. Major Event Entertainment

1. **Characteristics:** Major Event Entertainment uses are characterized by activities and structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.
2. **Accessory Uses:** May include restaurants, bars, concessions, parking, and maintenance facilities.

F. Commercial Educational Services

1. **Characteristics:** Commercial Educational Service uses are characterized by activities conducted in an office setting and generally focusing on serving students with supplemental education, enrichment, and/or tutoring.
2. **Accessory Uses:** Accessory uses may include incidental retail (e.g., sale of instructional materials), parking, or other amenities primarily for the use of employees and customers.

G. Office Uses

1. **Characteristics:** Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.
2. **Accessory Uses:** Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

H. Retail Sales and Service

1. **Characteristics:** Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
2. **Accessory Uses:** Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking.

I. Self-Service Storage

1. **Characteristics:** Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.
2. **Accessory Uses:** Accessory uses may include security and leasing offices. Living quarters for one resident manager per site are allowed. Other living quarters are subject to the regulations for Residential Uses. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is not considered accessory to a Self-Service Storage use.

16.03.050 INDUSTRIAL USES

<p>A. Industrial Uses With Class I Impacts</p>	<p>Assembly of <u>Light</u> Machinery, Equipment, Appliances, and Similar Items</p> <p>Building, Heating, Plumbing or Electrical Contractor Shops</p> <p>Electric Motor Repair</p> <p>Household Moving</p> <p>Janitorial, Caretaker and Building Maintenance Services</p> <p>Manufacture (Light) or Assembly (Light) of Instruments, including Musical Instruments, Precision Items</p> <p>Photofinishing Laboratories</p> <p>Repair of Scientific or Professional Instruments</p> <p>Research and Development Laboratories</p> <p>Sales Offices</p> <p>Sign Manufacturing;</p> <p>Warehouses [Off-site or Separate] used by Retail Stores like Furniture and Appliance Stores</p>
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B. Industrial Uses With Class II Impacts

Breweries, Distilleries, and Wineries [5,000 sqft or greater]
Bus Barns (Commercial or Industrial)
Cold Storage Plants, including Frozen Food Lockers
Electrical Supplies
Exterminators
General Freight Storage & Warehouse
Laundry, Dry-Cleaning, and Carpet Cleaning Plants
Machine Shops
Mail Order Houses
Distribution Centers
Major Post Offices
Manufacture or Assembly of Machinery, Equipment, Vehicles, Appliances, and
Other Electrical Items [no discharge permits required]
Movie Production Facilities
Parcel Receiving and Distribution Services & Warehouse
Printing, Publishing and Lithography
Plumbing Supplies (sale of)
Processing of Food and Related Products
Production of Artwork and Toys
Production of Prefabricated Structures, Including Mobile, Manufactured, or
Modular Homes
Repair Shops (Light, and not Auto Related): TVs, Bicycles, Clocks, Watches,
Shoes, Guns, and Office Equipment
Sale and Storage of Landscaping Materials
Sale or Rental of Machinery, Equipment, Heavy Trucks, Special Trade Tools,
Welding Supplies, Machine Parts, Electrical Supplies, Janitorial Supplies,
Restaurant Equipment, and Store Fixtures
Tool Repair
Towing and Vehicle Storage
Truck Freight Terminal and Warehouse
Weaving or Production of Textiles or Apparel
Welding Shops
Wholesalers of Food, Clothing, Auto Parts, Building Hardware, and Office
Supplies
Woodworking, including Cabinet Makers

C. Industrial Uses With Class III Impacts

Auto and Truck Salvage and Wrecking
Concrete Batching and Asphalt Mixing
Energy Production
Fuel Oil Distributors
Fuel Storage and/or Distribution Yards (Solid, Liquid or Gas)
Hazardous-Waste Collection Sites
Heavy Truck Servicing and Repair
Hotels, Restaurants, and Other Services that are part of **A Truck Stop** are considered Accessory to (subordinate and inclusive of) the Truck Stop
Lumber Mills, Pulp and Paper Mills, and Other Wood Products Manufacturing
Manufacture or Assembly of **Heavy** Machinery, Equipment, Vehicles, Appliances, and Other Electrical Items [discharge permits required]
Mobile Home Storage Yard
Portable Sanitary Collection Equipment Storage and Pumping
Production (commercial scale, not artisan) of Chemical, Rubber, Leather, Clay, Plastic, Stone, or Glass Materials or Products
Production or Fabrication of Metals or Metal Products including Enameling and Galvanizing
Recycling Operations (e.g., sorting, processing)
Reclaiming/Recycling Building Materials
Railroad Yards
Sales, Repair, Storage, Salvage or Wrecking of Heavy Machinery, Metal;
Stockpiling of Sand, Gravel, or Other Aggregate Materials
Tire Re-Treading or Recapping
Truck Stop
Waste Composting
Waste Transfer Stations
Wrecking Yards (or "Junk" Yards)

D. Industrial Service

- 1. Characteristics:** Industrial Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.
- 2. Accessory Uses:** Accessory uses may include offices, parking, indoor and outdoor storage, rail spur or lead lines, and docks.

E. Manufacturing and Production

- 1. Characteristics:** Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of industrial products. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.
- 2. Accessory Uses:** Accessory uses may include offices, cafeterias, parking, employee facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, or truck fleets. Living quarters for one caretaker per site are allowed. Other living quarters are subject to the regulations for Residential Uses.
- 3. Exceptions and Exclusions:** The City does not permit the following Manufacturing and Production activities and enterprises within the City Limits: Commercial Feed Lots, Rendering Plants, Slaughter Houses, and Meat Packing Plants.

F. Warehouse, Freight Movement, and Distribution

- 1. Characteristics:** Warehouse, Freight Movement, and Distribution involve the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.
- 2. Accessory Uses:** Accessory uses may include offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods. Accessory uses may also include offices, cafeterias, and other employee facilities. Living quarters for one caretaker per site are allowed. Other living quarters are subject to the regulations for Residential Uses.

G. Waste-Related

- 1. Characteristics:** Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the biological decomposition of organic material. Waste-Related uses also include uses that receive hazardous wastes from others and are subject to the regulations of State Law regarding Hazardous Waste Management.
- 2. Accessory Uses:** Accessory uses may include recycling of materials, offices, and repackaging and transshipment of by-products.

H. Wholesale Sales

- 1. Characteristics:** Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Products may be picked up on site or delivered to the customer.
- 2. Accessory Uses:** Accessory uses may include offices, product repair, warehouses, indoor and outdoor storage, parking, minor fabrication services, and repackaging of goods.

16.03.060 PUBLIC USES (INSTITUTIONAL AND CIVIC)

<p>A. With Class I Impacts</p>	<p>City Offices and Facilities Community Development Center Utility Offices</p>
<p>B. Public Uses With Class II Impacts</p>	<p>* Daycare Programs and Facilities – Not in a Home Boat Launching Areas Botanical Gardens City Maintenance Shops Colleges, Universities, Community Colleges, and Adult Education Facilities Community Centers Hospitals and Large Medical Complexes Libraries Municipal Courts Museums Nursery Schools Parks Preschools Public Safety Facilities, Including Fire/Emergency Medical Services and Police Stations, and Emergency Communication Broadcast Facilities Public Squares, Plazas Publicly Owned Swimming Pools Recreational Trails Recreational Vehicle (RV) Parks Religious Meeting Facilities or Related Facilities, such as Churches, Temples, Synagogues, Congregational Halls, Meetings Halls, Mosques, Ashrams, Sanctuaries, Meditation and Retreat Centers Religious Schools (Higher Education), and Seminaries Schools - Public and Private, Secular or Parochial, (K-12) that provide State Mandated Basic Education Senior Centers Social Service Facilities Soup Kitchens Surplus Food Distribution Centers Transit Centers Utility Substations Vocational Training for the Physically or Mentally Challenged Water Towers and Reservoirs Youth Club facilities</p>
<p>C. Public Uses With Class III Impacts</p>	<p>Bus barns (public) Cemeteries Shelters for short term or emergency housing (e.g., homeless shelters) when operated by a public or non-profit agency Skate board and BMX parks Treatment plants and facilities (water and sewage)</p>

* Daycare use also does not include care given by a "family daycare" provider as defined by State Law if the care is given to 12 or fewer children at any one time including the children of the provider. Family daycare is care regularly given in the family living unit. See applicable ORS for certification requirements.

D. Basic Utilities

- 1. Characteristics:** Basic Utilities are infrastructure services which need to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided. All public safety facilities are Basic Utilities.
- 2. Accessory Uses:** Accessory uses may include offices, parking; control, monitoring, data or transmission equipment; indoor and outdoor storage, emergency power generation, and holding cells within a police station.

E. Colleges

- 1. Characteristics:** This land use type includes colleges and other institutions of higher learning which offer courses of general or specialized study leading to a degree. They are certified by the State Board of Higher Education or by a recognized accrediting agency. Colleges tend to be in campus-like settings or on multiple blocks, though they may be contained in a single building.
- 2. Accessory Uses:** Accessory uses include offices, housing and services for students, food service, laboratories, student centers, bookstores, health and sports facilities, theaters, meeting areas, parking, maintenance facilities, and support commercial.
- 3. Exceptions and Exclusions:** Business and trade schools are classified as Commercial uses.

F. Community Services

- 1. Characteristics:** Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. City government offices, such as administrative offices and maintenance facilities, provide a variety of public services. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.
- 2. Accessory Uses:** Accessory uses may include offices; meeting areas; food preparation areas; parking; health and therapy areas; daycare uses; and athletic facilities.

G. Daycare

- 1. Characteristics:** Daycare use includes day or evening care of two or more children outside of the children's homes, for a fee. Daycare uses also include the daytime care of teenagers or adults who need assistance or supervision.
- 2. Accessory Uses:** Accessory uses include offices, play areas, and parking.
- 3. Exceptions and Exclusions:** Daycare use does not include care given by the parents, guardians, or relatives of the children, or by babysitters. Daycare use also does not include care given by a "family daycare" provider as defined by State Law if the care is given to 12 or fewer children at any one time including the children of the provider. Family daycare is care regularly given in the family living quarters of the provider's home, and is regulated as a home occupation.

H. Medical Centers

1. **Characteristics:** Medical Centers includes uses providing medical or surgical care to patients and offering overnight care. Medical centers tend to be on multiple blocks or in campus settings.
2. **Accessory Uses:** Accessory uses include out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, and housing facilities for staff or trainees.
3. **Exceptions and Exclusions:**
 - a. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living land use type.
 - b. Medical clinics that provide care where patients are generally not kept overnight are classified as Office.
 - c. Stand alone medical, optical and dental care offices are classified as Retail Sales and Service.

I. Parks and Open Areas

1. **Characteristics:** Parks and Open Areas are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures.
2. **Accessory Uses:** Accessory uses may include club houses, maintenance facilities, concessions, caretaker's quarters, and parking.

J. Religious Institutions and Places of Worship

1. **Characteristics:** Religious Institutions are intended to primarily provide meeting areas for religious activities and related gatherings.
2. **Accessory Uses:** Accessory uses include worship day school facilities, parking, caretaker's housing, one transitional housing unit, and group living facilities such as convents and monasteries, and Day care services/facilities when operated by the Religious Institution. Religious schools, when accessory to a religious institution, are different than a school as a primary use.

K. Schools

1. **Characteristics:** This land use type includes public and private schools, secular or parochial, at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education.
2. **Accessory Uses:** Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school daycare.
3. **Exceptions and Exclusions:**
 - a. Preschools are classified as Daycare uses.
 - b. Business and trade schools are classified as Retail Sales and Service.

16.03.070 OTHER USES

<p>A. With Class I Impacts</p>	<p>NONE</p>
<p>B. With Class II Impacts</p>	<p><u>Wireless Communication Facilities:</u> Towers and antennas may be self supporting, guyed, or mounted on poles or buildings. Examples include broadcast towers, communication/cell towers, and point to point microwave towers.</p>
<p>C. With Class III Impacts</p>	<p><u>Armory:</u> National Guard and/or other military facility and staging area.</p> <p><u>Agriculture:</u> Examples include noncommercial breeding, raising and/or keeping of fowl or other animals (excluding swine, all feedlots, and dairies); riding stables; riding academies; kennels or other animal boarding places; farming, truck gardening, forestry, tree farming; and wholesale plant nurseries.</p> <p><u>Rail Lines and Utility Corridors:</u> This land use type includes railroad tracks and lines for the movement of trains. The land may be owned or leased by the railroad. The land use type also includes public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level. Examples include rail trunk and feeder lines; regional electrical transmission lines; and regional gas and oil pipelines.</p> <p><u>Mining:</u> No New Uses are allowed.</p>

D. Agriculture Clarifications, Exceptions and Exclusions

1. Forestry, Timber Growing and/or Harvesting: Forestry and all related activities are considered agricultural land uses, involve commercial activity, and are regulated as an "Other Land Use." Any commercial activity relating to the growing and harvesting of forest tree species (or timber) is governed by the application and review procedures specified in the Land Use Chapters (16.05-16.10): see Tables 16.05-6, 16.06-6, 16.07-6, 16.08-6, 16.09-6, and 16.10-6.
2. Plant nurseries that are oriented to retail sales are classified as Commercial.
3. When kennels are limited to boarding, with no breeding, the City may determine the use type is Agriculture or Retail Sales and Service.
4. The City does not permit the following activities and enterprises within the City Limits: the breeding, raising and/or keeping of swine, Commercial Feed Lots, Dairies, and Auction Yards for Livestock, Rendering Plants, Slaughter Houses, and Meat Packing Plants.

E. Wireless Communication Facilities Exceptions and Exclusions

1. Receive-only antennae are not included in this land use type.
2. Radio and television studios are classified in the Office land use type.
3. Wireless Communication Facilities that are public safety facilities are classified as Basic Utilities.

F. Rail Lines and Utility Corridors Exceptions and Exclusions

1. Railroad lead and spur lines for delivery of rail cars to sites or for unloading of rail cars on specific sites are classified as accessory to the primary use of the site.
2. Rail lines and utility corridors that are located within motor vehicle rights-of-way are not included.
3. Railroad yards are classified in the Railroad Yards land use type of Industrial Service.

16.03.080 APPLICATION SUBMITTAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL, PUBLIC, AND MULTI-FAMILY DEVELOPMENTS

All of the following information is, or may be (as determined by the Planning Official), required for Commercial, Industrial, Public, and Multi-Family Development application submittals.

A. General Submittal Requirements

Such applications shall contain all of the information required for a Quasi-Judicial hearing as per the requirements of Chapter 16.20, and as required by the Planning Official shall provide:

1. Public Facilities and Services Impact Study

The impact study shall quantify and assess the effect of the development on public facilities and services. The applicant shall consult the City regarding the scope of the study, including impacts to the transportation system, including pedestrian ways and bikeways, the drainage system, the parks system, the water system, and the sewer system. For each evaluated public facility system and type of impact, the study shall propose mitigation measures necessary to maintain City standards and to minimize the impact of the development on the public at large, public facilities systems, and affected private property.

2. Traffic Impact Study

If required and determined by the Planning Official in consultation with the City Engineer and/or appropriate road authority, Traffic Impact Studies shall conform to the standards and procedures of this Code (Chapter 16.12, Section 12.010).

3. Dedication of Real Property

In situations where this Code requires the dedication of real property to the City, the City shall include written findings that the required property dedication is directly related to the nature of the development and roughly proportional to the projected impacts of the development in order to mitigate the impacts on public facilities and services.

4. Other Agency Permits (See Section 16.03.080.C)

B. Specific Submittal Information Requirements

In addition to the general submittal requirements noted above (16.03.080.A) an applicant shall provide the following additional information, as deemed applicable by the Planning Official. Redevelopment may trigger requirements similar to but proportional in scope to any and all of those listed below.

1. Site Analysis Map (Existing Conditions)

The professional quality scaled map shall contain at least the following:

- a.** The subject property and the surrounding property to a distance (at least 300 feet) sufficient to determine the location of the development in the City, and the relationship between the subject property and adjacent properties and development. The subject property boundaries, dimensions and gross area shall be identified.
- b.** Topographic contour lines at 2-foot intervals for slopes of less than 10 percent, and 5-foot intervals for steeper slopes.
- c.** Identification of slopes greater than 15 percent.
- d.** The location and width of all public utilities, public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the subject property and adjoining the subject property.

- e. Existing land uses.
- f. Identified or potential natural hazard areas, including any areas identified as subject to a 100-year flood, areas subject to high water table, ponding, unstable soils, and areas mapped by the City, County, or State as having a potential for geologic hazards.
- g. Mapped, identified, or known natural resource areas, including marsh and wetland areas, streams, designated and/or functioning riparian areas, and wildlife habitat identified by the City or any natural resource regulatory agencies as requiring protection.
- h. Site features, including existing structures, pavement, large rock outcroppings, canals and ditches.
- i. Locally, State or federally designated historic and cultural resources on the subject property and adjacent parcels or lots.
- j. The location, size and species of trees and other vegetation having a caliper (diameter) of [12 - 18 inches] or greater at four feet above existing grade.
- k. North arrow, scale, names and addresses of all persons listed as owners of record of the subject property.
- l. Name and address and professional certification (stamp) of project designer, engineer, surveyor, and/or planner, if applicable.
- m. Any other relevant and essential information or site details that support and enhance the decision making process of the review body.

2. Proposed Development Site Plan

The site plan shall contain the following information:

- a. The proposed development site, including boundaries, dimensions, and gross area.
- b. Features identified on the existing site analysis maps that are proposed to remain on the site.
- c. Features identified on the existing site map, if any, which are proposed to be removed or modified by the development.
- d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, including proposed fire lanes.
- e. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- f. **Transportation Elements:**
 - (1) Off-street parking facilities design for both motor vehicles and bicycles. Such required plans shall, include ingress and egress points, striping plan, number of spaces, and type of bicycle parking facilities, and proper drainage.
 - (2) Internal circulation plans for motor vehicles, bicycles and pedestrians for new commercial, industrial, office, and multi-family residential developments. Such required plans shall include:
 - (a) Techniques for achieving efficient access and circulation such as the clustering of buildings, construction of hard surface walk and bike ways, landscaping, accessways, and/or similar techniques.
 - (b) Connections of the site's internal pedestrian and bicycle circulation system with those of existing or planned external pedestrian and bicycle circulation systems.

- (3) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.
 - (4) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops).
 - (5) Locations and dimensions of all ADA accessible parking and circulation routes.
 - (6) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
 - (7) Any vehicle access support facilities, such as reader boards, speakers, key entries, or other interactive points.
- g. Access to loading and service areas for waste disposal, recycling, loading and delivery.
 - h. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
 - i. Location, type, height, and illumination area (extent) of outdoor lighting.
 - j. Location of mail boxes.
 - k. Name and address of project designer, if applicable.
 - l. Locations of bus stops and other public or private transportation facilities.
 - m. Locations, sizes, and types of signs.
 - n. Locations of existing and proposed fire hydrants.

3. Architectural Drawings

Architectural drawings showing one or all of the following shall be required for new buildings and major remodels:

- a. Building elevations (as determined by the Planning Official) with building height and width dimensions.
- b. Roof pitches.
- c. Building materials, colors and type.
- d. Floor plans.
- e. The name of the architect or designer.

4. Preliminary Grading Plan

- a. A preliminary grading plan prepared by an Oregon licensed engineer shall be required for development sites ½ acre or larger.
- b. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.
- c. The development of a site is not permitted to adversely impact the historic surface drainage patterns of adjacent properties.
- d. Surface water detention and treatment plans may also be required in accordance with Sections 16.16.040.F and 16.16.040.G of this Code.

5. Landscape Plan

A landscape plan shall be required and shall include at least the following:

- a. The location, size, and species of the existing and proposed plant materials (at time of planting and at time of maturity).
- b. The location and height of existing and proposed fences, buffering or screening materials.
- c. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play-areas.
- d. Existing and proposed building and pavement outlines.
- e. Specifications for soil at time of planting, irrigation if plantings are not drought-tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule.
- f. An arborist's report may be required for sites with mature trees that are to be protected and retained under the provisions of Chapter 16.15 (Landscape, Street Trees, Fences and Walls) of this Code.
- g. Other information as deemed appropriate by the Planning Official.

6. Signage Detail Drawings

Detailed signage drawings shall be required in conformance with the City's Sign standards (LDC Chapter 16.18), and shall include design features, methods of construction, as well as proposed illumination.

7. Deed and Use Restrictions and Other Encumbrances

Copies of all existing and proposed restrictions or covenants, including those for access control.

8. Traffic Impact Analysis Study

When required, shall be prepared in accordance with the provisions of this Code (Chapter 16.12, Section 12.010).

9. Narrative

Letter or narrative report documenting compliance with the applicable decision criteria.

10. Phasing Plan

A Phasing plan shall be submitted when development is proposed to take place in phases, and shall include appropriate staging plans.

11. Other information

As determined by the Planning Official, the City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., noise, environmental features, natural hazards, etc.), in conformance with this Code.

C. Other Agency Permits

Other agencies may require permits that are not regulated by the City. Such agencies may include, but are not limited to, the following: Oregon Department of Transportation (ODOT), Linn County Road Department, Oregon Division of State Lands, US Army Corps of Engineers, and Oregon Department of Environmental Quality. The City may require as conditions of approval the demonstration that other agencies with jurisdiction grant the necessary permits before development may take place. Applicants should exercise due diligence in meeting other agency requirements.