

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 493

An Ordinance amending the Zoning Code by adding Automobile Customizing as a Use Under Prescribed Conditions in a Strip Conversion zoning district.

Multnomah County ordains as follows:

Section 1. Findings.

- A. The purpose of the Strip Conversion zoning district as stated in the Ordinance is to provide for the vitalization of existing Strip Commercial areas along arterial streets having high traffic volumes and limited capacities; to contain the location of additional Strip Commercial uses; to designate a range of uses which supply local shopping and service needs, offer new employment and investment opportunities and contribute to the satisfaction of area housing needs and to establish improvement standards designed to reduce the frequency of vehicular turning movements;
- B. Automobile customizing is similar in nature to those uses which are presently Uses Under Prescribed Conditions in the SC zone (such as custom cabinet shop, office or store fixture manufacturing or repair, sign painting, appliance repair, janitorial or building maintenance and reproduction service) in that these uses are closely related to manufacturing or industrial uses, but, because of characteristics of size or low impact on surrounding uses, they are permitted in the SC zone with conditions.
- C. Inclusion of automobile customizing as a Use Under Prescribed Conditions in a Strip Conversion and General Commercial zones will comply with the following Comprehensive Plan policies:
 1. Goal 5, Economic Development: The amendment will encourage new employment opportunities by making available areas that under present zoning are unable to be developed for this use. It will encourage a diversified economy.

2. Goal 19, Community Design: Locate and develop proposals in terms of scale and related community impacts with the overall purpose being a complementary land use pattern. The low traffic volume characteristic of an auto customizing use is appropriate for the SC zoning district, which is directed toward reducing conflicts between land use generated traffic and roadway traffic.
 3. Goal 34, Trafficways Policy: Make improvements to the existing system which maximizes its capacity rather than construct new facilities. The placement of low traffic volume generators in areas where traffic circulation is a concern, as in the SC zone, so fewer turning movements occur, maximizing existing street capacity.
- D. The automobile customizing use is a low traffic generating use, less than many of the outright permitted uses, and the same as the other light manufacturing uses already allowed (6.98 trips/1,000 square feet of gross floor area). The use is intended to allow modifications to small and medium size passenger vehicles which customize them for personal uses. The use is conditioned so as to not allow any outside fabrication or storage and does not include engine repair or customizing or auto body work other than the installation of selected pre-formed body parts such as skylights, windows, running boards, and wheels. Standard auto repair is not included in this use.
- E. The manufacture and fabrication of recreation vehicles is provided for in the general and heavy manufacturing zones.

Section 2. Amendment.

- A. MCC 11.15.4310[A] is amended as follows:

1. Subsection 15 is added, which shall state:

"15. The installation of specialty parts and upholstery in or on the body of small to medium sized passenger vehicles (8,000 lbs. GVW) not to include engines or engine parts, auto body repairs, full body painting or outside storage of parts or vehicles".

ADOPTION.

This Ordinance being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on February 20, 1986, according to Section 5.50 of the Charter of Multnomah County.

Adopted this 21st day of January, 1986, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

By *Suzanne Kaban*
Presiding Officer

(SEAL)

Authenticated by the County Executive on the 21st day of January, 1986.

Dennis Buchanan
Dennis Buchanan, County Executive

APPROVED AS TO FORM

John B. Leahy
County Counsel for
Multnomah County, Oregon

By *Peter Kastig*
Peter Kastig,
Assistant County Counsel

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