

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 463

An Ordinance amending the Zoning Code by adding Auto Detailing as a Use Under Prescribed Conditions in a Strip Conversion zoning district and the General Commercial zoning district and as a permitted use in the Light Manufacturing Zoning District.

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 detailing involves polishing and waxing of vehicles, vehicle washing, shampooing of vehicle's carpets and upholstery, vinyl repair, stripping and installing side molding on vehicle bodies and touch-up painting but not painting of entire vehicles;

C. Automobile detailing generates between 0 and 15 customers a day according to a telephone survey of auto detailing businesses;

D. An automobile detailing use is similar in nature to a car wash. However, a car wash generates a much higher traffic volume of between 50 and 60 vehicles an hour during peak hours. A car wash use is not allowed (and is addressed in the proposed Ordinance amendment) in the Strip Conversion zoning district but is allowed in the General Commercial and Light Manufacturing Districts;

E. An auto detailing use is also similar to an auto repair garage. An auto repair garage has negative characteristics of noise, outside storage of vehicles and traffic volumes generally larger than auto detailing;

F. Automobile detailing would be established as a Use Under Prescribed Conditions in a Strip Conversion (SC) and General Commercial (GC) zones and, as such, would be subject to the approval criteria of MCC 11.15.4018. In the Strip Conversion zoning district it would be subject to the development standards of MCC 11.15.4316.

G. Auto detailing would be a permitted use in the Light Manufacturing zoning district.

H. Hearing case C 4-83, a request for an interpretation of the Zoning Ordinance to recognize automobile detailing as a permitted use in the Strip Conversion District (SC) was denied. However, that case concluded that :

"An automobile detail shop in the SC zone may be appropriate under the listing of Use Under Prescribed Conditions".

"To prevent a detail shop from becoming like a car wash, specific conditions or limitations are necessary. These should accompany the listing of an auto detail shop in the SC zone".

I. Inclusion of auto detailing 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 detail 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.

J. Auto detailing 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 somewhat 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.

K. Auto detailing is also similar in nature to those uses which are presently Uses Under Prescribed Conditions in the General Commercial zoning district and a permitted use in the Light Manufacturing zoning district (such as automobile, small truck or motorcycle repair, rebuilding parts and glass replacement, body and fender work, painting, upholstery, automobile battery or tire shop). Auto detailing is generally a less auto-intensive use than the above mentioned uses.

SECTION 2. AMENDMENT

A. MCC 11.15.4310(A) is amended as follows:

1. Subsection 14 is added, which shall state:

"14. Automobile detailing but not engine repair or replacement of engine parts, overnight storage of vehicles other than within an enclosed building, self-service or drive-through car wash."

B. MCC 11.15.4210(A) (2) is amended to add auto detailing as follows:

"(2) Automobile, small truck or motorcycle repair, rebuilding parts and glass replacement, body and fender work, painting, upholstery, automobile sales, auto detailing conducted within an enclosed building with no outside storage."

C. MCC 11.15.5120(J) is amended to add auto detailing as follows:

"(J) Automobile, light truck, motorcycle and recreational vehicle repair or maintenance, body and fender work, painting, parts and glass replacement, upholstery, engine, radiator or battery rebuilding, tire recapping, commercial, industrial or fleet vehicle parking and auto detailing."

ADOPTION

This Ordinance being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on May 12, 1985, according to Section 5.50 of the Charter of Multnomah County.

Adopted this 10th day of April, 1985, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

(SEAL)

By Eare Blumenauer
Presiding Officer

Authenticated by the County Executive on the 12th day of April, 1985.

Dennis Buchanan
Dennis Buchanan, County Executive

APPROVED AS TO FORM

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

By Peter Kasting
Peter Kasting, Assistant County Counsel