

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 286

An ordinance amending Ordinance No. 100; adding "Reproduction Service" to the list of Limited Commercial Uses allowed in the High Density Residential Districts.

Multnomah County ordains as follows:

SECTION 1. FINDINGS.

- (A) Ordinance No. 100 allows establishment of certain limited commercial uses in the high density residential districts as conditional uses after a public hearing and after a demonstration that the use complies with explicit approval criteria in Ordinance No. 100.
- (B) The purpose of allowing such uses in residential areas is to make a service regularly needed by residents of the area most convenient and accessible to those residents, and thereby to integrate supporting uses into housing areas, as directed by Strategy B.1., of Policy No. 24 (Housing Location). Integration of such commercial uses within walking distance of residential areas substantially reduces the need for residents of the area to consume energy and to contribute to traffic loads by using vehicles to transport them from their residence to a regularly desired commercial service, as directed by Part B and Strategy B.1.c., of Policy No. 22 (Energy Conservation).
- (C) Such limited commercial uses will not have a substantial negative effect on:
 - (1) The character of residential areas, because the approval criteria for such uses require compliance with Policy No. 19 (Community Design) and Policy No. 27 (Commercial Location), and because any such use can be developed only after demonstrating compliance with the design review standards of Ordinance No. 100, or
 - (2) The supply of high density residential land, because such a use cannot exceed 1500 square feet in area.
- (D) A reproduction service for photographic duplication of documents and other written communications is not among the limited commercial uses permitted in the high density residential districts. However, such a service is frequently and regularly needed for copying of

personal papers, bookkeeping records, tax statements, and other documents. Moreover, based on traffic generation rates, hours of use, and sizes of facilities, a reproduction service has less of an impact on the surrounding area than other permitted limited commercial uses.

- (E) On September 14, 1981, the Planning Commission adopted a resolution recommending to the Board of County Commissioners that "Reproduction Service", as described in "(D)" above, be added to the list of limited commercial uses in the Urban High Density Residential District.
- (F) The Board of County Commissioners concurs in the Planning Commission's recommendation and adopts the findings of the Planning Commission in support thereof.

SECTION 2. AMENDMENT.

- (A) Section 3.417(A) of Ordinance No. 100 is amended as follows:

"(10). Reproduction Service."

SECTION 3. ADOPTION.

This ordinance being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on November 26, 1981, according to Section 5.50 of the Charter of Multnomah County.

ADOPTED this 27th day of October, 1981, being the date of its second reading before the Board of County Commissioners of Multnomah County.

(SEAL)

FOR THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

By Gladys McElroy
Presiding Officer

Authenticated by the County Executive on the 30th day of

October, 1981.

Donald E. Clark
DONALD E. CLARK, County Executive

APPROVED AS TO FORM:

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

By John B. Leahy
Deputy County Counsel