

4.931 USES.

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

- (A) Any use permitted in the C-3 Retail Commercial District.
- (B) Any of the following uses:
 - (1) Amusement enterprise, including billiard or pool hall, bowling alley, boxing arena, dance hall, games of skill and science, penny arcade, shooting gallery, and the like, if conducted wholly within a completely enclosed building.
 - (2) Auditorium, if parking space is provided as required in Section 6.20.
 - (3) Automobile service station, provided that any tube and tire repairing, battery charging, lubrication or washing, and storage of merchandise and supplies not conducted wholly within a building, shall be permitted only if a sight-obscuring fence not less than six feet nor more than seven feet in height is erected and maintained between such uses and any adjoining residential district.
 - (4) Automobile and trailer sales area, provided:
 - (a) A sight-obscuring fence not less than six feet nor more than seven feet in height is erected and maintained between such uses and any adjoining residential district, and
 - (b) That any incidental repair of automobiles or trailers shall be conducted and confined wholly within a building.
 - (5) Car Wash, Full Service or Self-Service, subject to the following requirements:
 - (a) Car wash structures shall be located not less than 300 feet from the boundary of an 'R' or 'A' district.
 - (b) Noise levels generated by the car wash shall not exceed standards established by the Department of Environmental Quality or County Ordinance.
 - (6) Carpenter shop or cabinet shop, upholstering of furniture, if conducted wholly within a completely enclosed building.

- (7) Circus or carnival.
- (8) Custom cannery.
- (9) Film exchange.
- (10) Lumber yard - retail only - any open storage to be enclosed with a sight-obscuring fence not less than six feet nor more than seven feet in height unless otherwise specified by the Hearings Officer.
- (11) Drive-in theatre.
- (12) Plumbing shop, if conducted wholly within a completely enclosed building.
- (13) Printing, lithographing or publishing.
- (14) Public garage, including automobile repairing and incidental automobile body and fender work, painting or upholstering, if all operations are conducted wholly within a completely enclosed building. Provided, however, that where a public garage is located on a lot which does not abut upon an alley and is within 50 feet of a lot in any residential district, the garage wall, which parallels the nearest line of such district, shall have no openings other than stationary windows to admit light.
- (15) Sign painting shop, if conducted wholly within a completely enclosed building.
- (16) Tire shop operated wholly within a building.
- (17) Animal hospital (but not boarding kennel except as provided in Section 7.50) if conducted wholly within a completely enclosed building.
- (18) Uses customarily incident to any of the above uses when located on the same lot, provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
- (19) Accessory buildings when located on the same lot.
- (C) Any other use held similar to the above uses, as approved by the Planning Commission.

4.932 RESTRICTIONS.

- (A) Yard Requirements.
 - (1) Front Yard. None.

(2) Side Yard. None.

(3) Rear Yard. None. However, if a rear yard is provided, the minimum depth shall be 12 feet.

(B) Height Restrictions.

Maximum height of any structure shall be three stories or 45 feet, whichever is less.

(C) No new residence shall be permitted in this district except that related to the business or enterprise allowed in this district such as janitor or night watchman. Any such residence shall meet the requirements of the A-2 Apartment-Residential District.

(D) Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in Section 6.20.

(E) All lots in this district shall abut a street, or shall have other access held suitable by the Hearings Officer.

(F) Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

(G) No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.

(H) Artificially illuminated signs shall not be permitted if they face an abutting residential district.

(I) Advertising signs or structures or billboards, except those identifying the use conducted on the premises, shall not be located within 500 feet of the R. H. Baldock Freeway, the T. H. Banfield Freeway, the Columbia River Express Highway, the Minnesota Freeway or any other freeway if the advertising face is designed to be viewed from such highway. The Hearings Officer may waive this provision on lots with front lines abutting on such highway if, after public hearing, the Officer finds such use to be in harmony with the commercial character of the area.

4.933 DESIGN REVIEW

Uses in this district shall be subject to Design Review approval pursuant to Section 7.60.

SECTION 11 AMENDMENT ADDING URBAN MANUFACTURING DISTRICTS UM/GP

Subsections 5.00 through 5.43 of Ordinance No. 100 are amended to read:

5.00 URBAN MANUFACTURING DISTRICTS - GENERAL PROVISIONS.

5.001 AREA AFFECTED. This subsection shall apply to those lands designated LM, GM and HM on the Multnomah County Zoning Map.

5.002 PURPOSES. The purposes of the Urban Manufacturing Districts are to provide for the designation of suitable lands for industrial use, economic growth and development; to assure the stability and functional aspects of existing and planned industrial areas and of employment opportunities by protecting potential industrial lands from encroachment by non-industrial or incompatible uses; to accommodate a diversified economy and a complementary blend of uses; to provide for industrial land use classifications by types of uses in relation to similar and associated activities and off-site effects; to reinforce community identity; to establish standards and requirements necessary to the realization of Comprehensive Plan policies while affording maximum opportunities for the location and development of industrial uses; to encourage the conservation of energy resources and to establish approval criteria and development standards for the location of supportive uses and services consistent with the Comprehensive Plan.

5.003 LOT OF RECORD.

(A) For the purposes of these districts, a Lot of Record is a parcel of land for which a deed or other instrument dividing land was recorded with the Department of Administrative Services, or was in recordable form prior to the effective date of Ordinance No. _____.

(B) No sale or conveyance of any portion of a lot, other than for a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot with less than the area or width requirements of the district.

5.004 ACCESS.

(A) Any lot in these districts shall have access from a public street or from a private street approved under the Land Division Chapter.

(B) Access shall be improved according to the provisions of the Street Standards Chapter, MCC 11.60, for public streets, or the Site Development Standards Chapter for private streets.

5.005 EXCEPTIONS TO DIMENSIONAL REQUIREMENTS.

- (A) When a lot has been included in a future street plan approved under the Land Division Chapter, development of that lot, including area and setback requirements, shall be in compliance with the street and lotting pattern of that future street plan, or approved revision thereof, under subsection 1.246 of the Land Division Chapter.
- (B) Cornices, eaves, belt courses, sills, canopies, or similar architectural features may extend or project into a required yard not more than 30 inches.
- (C) Open porches or balconies, not more than 30 inches in height and not covered by a roof or canopy, may extend or project into a required rear yard not more than four feet, and such porches may extend into a required front yard not more than 30 inches.
- (D) Buildings, structures, required parking, loading or landscaping shall be set back to provide for street widening in the event the lot abuts a street having a width less than that specified for the functional classification by MCC Chapter 11.60.
- (E) A fence, lattice work, screen, plantings, wall or similar feature with a maximum height of six feet may be located in any required yard except that for a corner lot, there shall be no sight obstruction between three feet and ten feet in height above street grade within a triangular area having two sides 20 feet in length along the property lines measured from the corner.
- (F) Except as provided in the LF district, chimneys, antennae, mechanical equipment, storage towers or similar structures may exceed height maximums established by ordinance if located at least 20 feet from any property line.

5.006 LOT SIZES FOR CONDITIONAL USES. Except as otherwise established by this Ordinance, the lot size for a conditional use shall be determined by the approval authority at the time of approval of the use, based upon:

- (A) The site size needs of the proposed use;
- (B) The nature of the proposed use in relation to its impacts on or from nearby properties or uses; and
- (C) Considerations of the purposes of the district.

- 5.007 OFF-STREET PARKING AND LOADING. Off-street parking and loading shall be provided as required by Section 6.20.
- 5.008 AIRPORT-RELATED AND OTHER COMMERCIAL USE APPROVAL CRITERIA. In approving an airport-related commercial use under prescribed conditions, the approval authority shall find that the proposal:
- (A) Will be located in the vicinity of and with convenient access to the Portland International Airport or the Troutdale Airport;
 - (B) Will satisfy the applicable elements of Comprehensive Plan policies:
 - (1) No. 5, Economic Development,
 - (2) No. 13, Air and Water Quality and Noise Levels,
 - (3) No. 19, Community Design,
 - (4) No. 22, Energy Conservation,
 - (5) No. 23, Redevelopment,
 - (6) No. 27, Commercial Location,
 - (7) No. 28, Strip Development,
 - (8) No. 30, Industrial Location,
 - (9) No. 35, Public Transportation,
 - (10) No. 36, Transportation System Development Requirements, and
 - (12) No. 40, Development Requirements;
 - (C) Will provide for vehicular access to the proposed use without creating traffic congestion nor hazardous conditions considering roadway capacity, proximity to street or driveway intersections or freeway on- or off-ramps, speed limits, traffic signals or other regulating devices, turning movements and existing or projected traffic volumes. In determining such relationships, the approval authority shall consider the report and recommendations thereon of the County Engineer;
 - (D) Will have minimum adverse effect on the efficient movement of transit vehicles or pedestrian access thereto;
 - (E) Will require a minimum number of entrance and exit drives and provide for the consolidation of drives wherever possible;

- (F) Will have minimal adverse impact, taking into account location, size and operating characteristics on the value and appropriate development of abutting properties and the surrounding area;
- (G) Will satisfy the applicable dimensional and other requirements of the district; and
- (H) Will not create hazards to flying aircraft through the display of blue-colored lights or other illumination or physical features.

5.009 INDUSTRIAL AREA COMMERCIAL SERVICE APPROVAL CRITERIA. In approving an industrial area commercial service use under prescribed conditions, the approval authority shall find that the proposal:

- (A) Is a use which will serve the needs of industrial-area customers or employees;
- (B) Will satisfy the applicable elements of Comprehensive Plan policies:
 - (1) No. 5, Economic Development,
 - (2) No. 19, Community Design,
 - (3) No. 22, Energy Conservation,
 - (4) No. 23, Redevelopment,
 - (5) No. 27, Commercial Location,
 - (6) No. 28, Strip Development,
 - (7) No. 30, Industrial Location,
 - (8) No. 35, Public Transportation,
 - (9) No. 36, Transportation System Development Requirements, and
 - (10) No. 40, Development Requirements;
- (C) Will allow for pedestrian circulation to transit stops or stations with minimum interruption by vehicular movements; and
- (D) Will satisfy the approval criteria of subsections 5.008(C) through (G).

5.010

INDUSTRIAL AREA RETAIL AND GENERAL COMMERCIAL USE APPROVAL CRITERIA.
In approving a retail or general commercial use as a conditional use, the approval authority shall find that the proposal:

- (A) Will satisfy the applicable elements of Comprehensive Plan policies:
 - (1) No. 5, Economic Development,
 - (2) No. 19, Community Design,
 - (3) No. 22, Energy Conservation,
 - (4) No. 23, Redevelopment,
 - (5) No. 27, Commercial Location,
 - (6) No. 28, Strip Development,
 - (7) No. 30, Industrial Location,
 - (8) No. 35, Public Transportation,
 - (9) No. 36, Transportation System Development Requirements, and
 - (10) No. 40, Development Requirements;
- (B) Will satisfy a public need for the use which cannot be met on property in the vicinity which is classified or designated in the Comprehensive Plan to permit the use;
- (C) Will satisfy the approval criteria and development standards for the use as specified in the urban commercial district in which the use is permitted; and
- (D) Will satisfy the approval criteria of subsections 5.008(C) through (G) and 5.009(C).

5.011

CONDITIONAL USE OF LAND RECLASSIFIED FROM URBAN FUTURE TO URBAN IMMEDIATE.

- (A) Notwithstanding the other use provisions of an Urban Manufacturing District, a use listed in the district shall be a Conditional Use when located on a lot reclassified from Urban Future to Urban Immediate under a unique situation.
- (B) Approval of a use under this subsection shall be subject to the procedural provisions of Section 7.50 and a finding by the approval authority that:

- (1) The Growth Management Policy of the Comprehensive Plan has been satisfied, and
 - (2) There is a unique situation such that the lot is the only available lot in Multnomah County on which the use can best be located.
- (C) The provisions of this subsection shall cease to apply to a lot or to any use thereon upon conversion of the lot to the Urban Immediate designation under other than a unique situation.

5.012 PROVISIONS FOR PRE-EXISTING USES.

- (A) A use listed as a Conditional Use in the Urban Manufacturing Districts, which was legally established prior to the effective date of Ordinance No. _____, shall be deemed conforming and not subject to the provisions of subsection 12.75, provided, however, that:
- (1) Any change from one conditional use permitted in the district to another such conditional use shall be subject to approval under the conditional use provisions of the district; and
 - (2) Any alteration of such conditional use listed in the district shall be subject to Design Review under the provisions of Section 7.60.
- (B) A use conforming to the provisions of Ordinance No. 100 prior to the effective date of Ordinance No. _____, but not thereby listed in the applicable district as a primary use, a use under prescribed conditions or a conditional use, is subject to the provisions of subsections 7.560 through 7.565.1.

5.013 DESIGN REVIEW. Uses in these districts shall be subject to Design Review approval under Section 7.60.

5.014 APPEAL OF ADMINISTRATIVE DECISION. A decision by the Planning Director on an application for a Use Under Prescribed Conditions may be appealed by the applicant to the Hearings Officer in the manner provided in subsections 12.38 and 12.39.

5.20 URBAN LIGHT MANUFACTURING DISTRICT LM

5.201 PURPOSES. In addition to the purposes listed in subsection 5.002, the purposes of the Urban Light Manufacturing District are to permit location of light industrial, manufacturing and storage uses in close proximity to residential and commercial areas where appropriate; to provide for local concentrations of employment opportunities near living areas; to accommodate the location of incubator industries having low off-site effects and to provide a transition between more intensive industrial activities and residential or commercial areas.

5.202 AREA AFFECTED. This subsection shall apply, in addition to the provisions of subsections 5.00 through 5.014, to those lands designated LM on the Multnomah County Zoning Map.

5.203 USES. Except as otherwise provided in Ordinance No. 100, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the listed in subsections 5.204 through 5.206.

5.204 PRIMARY USES. The following uses, conducted within an enclosed building:

- (A) The manufacture, compounding, processing, packaging, treatment, storage or wholesale distribution of such products as bakery goods, fruits, vegetables, sea foods, dairy products, candy, confections, beverages including brewing and bottling, miscellaneous food products, ice and cold storage plant, drugs, pharmaceuticals, perfumes, toilet soaps, toiletries, barber and beauty supplies, and similar items, but not sauerkraut, vinegar or pickles manufacture;
- (B) The manufacture, compounding, assembling, treatment, storage or wholesale distribution of articles or merchandise from previously prepared materials such as bone, cellophane, canvas, cloth, cork, feathers, felt, fur, glass, hair, foam, lacquer, leather (but not tanning), paper or paperboard, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (except as provided in the GM and HM districts), yarns and paints;
- (C) The manufacture, assembly, packaging, repair, storage or wholesale distribution of articles such as electrical appliances, lighting and communication equipment, electronic, radio or television equipment, parts or accessories, professional, scientific, optical, photographic or controlling instruments, amusement devices, small parts assembly, jewelry, musical instruments, toys, sporting goods, novelties, rubber or metal stamps;

- (D) The manufacture, finishing, refinishing, repair, storage or wholesale distribution of furniture, office or store fixtures, small boats, upholstery, cabinets, office, computing or accounting machines, electric and neon signs, billboards and other signs;
- (E) Business, professional, executive, administrative, wholesale, contractor or similar office, clinic, service or studio, trade, business or commercial school, research, experimental or testing laboratory;
- (F) Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting, or photo processing;
- (G) Building, building maintenance, plumbing, electrical, heating, roofing, glass, landscaping, painting or similar contractor's office, shop, warehouse, equipment sales or maintenance;
- (H) Retail or wholesale lumber, building materials, garden supplies sales and tools, or small equipment sales, rental, repair or servicing;
- (I) Laundry for carpets, uniforms, linens, rags, rugs and similar items, dyeing plant, dry cleaning not using explosive or inflammable materials;
- (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.
- (K) Metal or sheet metal shop, ornamental iron works, welding, blacksmithing, electroplating, tool and hardware manufacture, machine shop not using a drop hammer or large capacity punch press;
- (L) Warehouse, furniture and household goods storage, moving equipment rental, distribution plant, parcel delivery, wholesaling of durable and non-durable goods, light and heavy equipment sales, rental or repair, fuel and ice distribution;
- (M) Manufacture of non-structural clay products, ornamental clay, concrete, plaster or plastics casting, stone and purchased-glass products cutting, polishing or installation;
- (N) Collection, recycling, sorting, baling or processing of previously used materials such as rags, paper, metals, glass or plastics; and

- (O) Any use not listed in subsections 5.205 or 5.206, determined by the Planning Commission to be consistent with the purposes listed in subsection 5.201.

5.205 USES UNDER PRESCRIBED CONDITIONS.

The following uses, subject to approval by the Planning Director when found to satisfy the required conditions and approval criteria;

- (A) The open display for sale or rental of merchandise or equipment as a part of a primary use on the same lot, when located not less than ten feet from a street property line;
- (B) The outside storage of merchandise, supplies or equipment, including small boats, trailers or recreational vehicles, and storage as part of a primary use on the same lot, but not including outside manufacturing, processing or assembly activities, when located within a sight-obscuring fence at least six feet in height and with no materials or equipment stacked in a manner so as to be visible above the top of the fence;
- (C) The retail sales, rental or customer servicing within a building of products manufactured, processed, stored or distributed at wholesale as a primary use on the same lot when occupying not more than 15 percent of the floor area of the primary use and upon satisfaction of the approval criteria listed in subsection 5.008(C) through (G);
- (D) Airport-related commercial or service uses, including a hotel or motel, restaurant, meeting or convention rooms, automobile rental or a travel or ticket office, upon satisfaction of the approval criteria of subsection 5.008;
- (E) Office, retail and service commercial uses generally serving the needs of industrial district customers or employees, including a snack bar, coffee or sandwich shop, restaurant, barber or beauty shop, bank, credit union office, automobile service station, racquet or health club or similar use and the drive-in, drive-up or drive-through services of any such use upon satisfaction of the approval criteria of subsection 5.009;
- (F) Uses and structures customarily accessory or incidental to a permitted or approved use, including living quarters for a caretaker or watchman and a railroad right-of-way, trackage and related equipment;
- (G) Off-street parking and loading, developed as required under Section 6.20; and

(H) Temporary uses under the provisions of subsection 12.71.

5.206 CONDITIONAL USES. The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

(A) Community Service Uses, under the provisions of Section 7.00;

(B) Conditional Uses, under the provisions of Section 7.50;

(C) Office, retail or service commercial use listed as a primary use or use under prescribed conditions in the Urban General Commercial District subsections 4.404 and 4.405, or the Urban Extensive Commercial District subsections 4.504 and 4.505, when approved under the procedural provisions of Section 7.50 and the approval criteria of subsection 5.010;

(D) A use designated as a conditional use when located on a lot reclassified from Urban Future to Urban Immediate under a unique situation, as provided in subsection 5.011, under the procedural provisions of Section 7.50; and

(E) Contractor's heavy equipment storage and the incidental maintenance or repair of such equipment, under the procedural provisions of Section 7.50, the applicable approval criteria of subsection 7.523, and subject to additional findings by the approval authority that the proposal:

(1) Will have minimal adverse impact, taking into account location, size and operating characteristics on the value and appropriate development of abutting properties and the surrounding area; and

(2) Will provide for vehicular access to the proposed use without creating traffic congestion, nor hazardous conditions considering roadway capacity, proximity to street or driveway intersections, or freeway on- or off-ramps, speed limits, traffic signals or other regulating devices, turning movements, pedestrian circulation and existing or projected traffic volumes. In determining such relationships, the approval authority shall consider the report and recommendation thereon of the County Engineer.

5.207 DIMENSIONAL REQUIREMENTS.

(A) The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard setback, lot coverage, design review and other requirements of the district.

- (B) Maximum height of any structure shall be four stories or 50 feet, whichever is less.

5.208

LANDSCAPED BUFFER AREA.

- (A) A landscaped buffer area shall be established and maintained according to the applicable standards of subsection 7.619.c.1. through 7. The buffer area shall have a minimum width:
 - (1) Of 50 feet along any property line which is adjacent to or across any street, slough, drainageway, railroad or other right-of-way from any land designated as residential by the Comprehensive Plan;
 - (2) Of 25 feet along the right-of-way or from the high water line of any lake, slough, stream, drainageway or other waterway; and
 - (3) Of 20 feet along a lot line adjacent to a street;
 - (4) Equal to the building height, between a building in this district and a residential district lot line;
 - (5) Of 10 feet between a parking, loading or vehicle maneuvering area and a residential district lot line; and
 - (6) Of 25 feet between an outside storage or open display area and a residential district lot line.
- (B) Exception. In acting on a final design review plan under subsections 7.617 through 7.617.3, the Planning Director may waive or modify a requirement of subsections 5.208(A) (1) through (6) upon a finding that:
 - (1) An established building line renders the requirement inappropriate, or
 - (2) The factors listed in subsections 7.620.c.1.(a) through (d) are satisfied.

5.30 URBAN GENERAL MANUFACTURING DISTRICT GM

5.301 PURPOSES. In addition to the purposes listed in subsection 5.002, the purposes of the Urban General Manufacturing District are to provide for major concentrations of manufacturing and processing activities and for employment opportunities with convenient access for the labor force and to transportation facilities and material supplies; to designate points for the trans-shipment of raw materials and finished products; and to establish locations for major transportation facilities and uses.

5.03 AREA AFFECTED. This subsection shall apply in addition to the provisions of subsections 5.00 through 5.014, to those lands designated GM on the Multnomah County Zoning Map.

5.303 USES. Except as otherwise provided in Ordinance No. 100, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in subsections 5.304 through 5.306.

5.304 PRIMARY USES. The following uses, conducted within an enclosed building:

- (A) Any use listed in subsection 5.204 of the Urban Light Manufacturing District;
- (B) The milling, processing, manufacture, storage or distribution of cereals, grains, dry animal feeds, yeast, pickles, vinegar or sauerkraut and the custom curing, canning, smoking or preserving of meat or meat products;
- (C) The manufacture, weaving, knitting, dyeing or finishing of fabrics, textiles, felt, synthetics, plastics, resins or rubber, including mattresses or floor coverings;
- (D) The manufacture or processing of soaps, detergents, cleaning preparations, paints, varnishes, lacquers, enamels and allied products, and dry cleaning using explosive fluids or materials;
- (E) The manufacture, assembly or processing of prefabricated wood or structural wood products, millwork, veneer, building board, plywood, shingles, paper or paperboard or wooden containers and small boat building or repair;
- (F) The manufacture of products of concrete, gypsum, plaster, clay or glass, and including bottles, brick, pipe, tile and similar products;

- (G) Abrasives, asbestos, glass fiber and similar non-metallic or mineral products manufacture;
- (H) The fabrication of metal products, machinery manufacture, electrical transmission, distribution and similar industrial equipment, cans and other metal containers manufacture, and including a foundry or the employment of a drop hammer or punch press;
- (I) The manufacture, assembling, distribution or repair of motor vehicles, bicycles, aircraft, mobile homes, motor homes, recreational vehicles, including parts or equipment therefor, industrial car wash, automobile wrecking in a building;
- (J) Bus, truck, fleet or heavy equipment maintenance, repair or storage, freight, truck or waterfront terminal, freight handling or forwarding; and
- (K) Any use not listed in subsections 5.305 or 5.306, determined by the Planning Commission to be consistent with the purposes listed in subsection 5.301.

5.305 USES UNDER PRESCRIBED CONDITIONS.

The following uses, subject to approval by the Planning Director, when found to satisfy the required conditions and approval criteria:

- (A) The uses listed in subsection 5.205(A) through (E) of the Urban Light Manufacturing District, except automobile wrecking storage yard;
- (B) A railroad switching or freight yard, a truck freight yard and log storage, dumping or rafting, upon satisfaction of air and water quality and noise level standards established under Comprehensive Plan Policy No. 13;
- (C) Uses and structures customarily accessory or incidental to a permitted or approved use, including living quarters for a caretaker or watchman, and a railroad right-of-way, trackage and related equipment;
- (D) Off-street parking and loading, developed as required under Section 6.20; and
- (E) Temporary uses under the provisions of subsection 12.71.

5.306 CONDITIONAL USES. The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

- (A) Community Service Uses, under the provisions of Section 7.00;
- (B) Conditional Uses under the provisions of Section 7.50;
- (C) Under the procedural provisions of Section 7.50, the uses listed in subsections 5.206(C) and (D) of the Urban Light Manufacturing District; and
- (D) Under the procedural provisions of Section 7.50, an automobile wrecking storage yard, upon a finding that the proposal will:
 - (1) Satisfy the applicable elements of Comprehensive Plan policies:
 - (a) No. 5, Economic Development,
 - (b) No. 19, Community Design,
 - (c) No. 22, Energy Conservation,
 - (d) No. 30, Industrial Location, and
 - (e) No. 40, Development Requirements;
 - (2) Include the removal of parts from vehicles by hand tools or cutting torch only; and
 - (3) Confine vehicle demolition to an enclosed building.

5.307 DIMENSIONAL REQUIREMENTS.

- (A) The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard, setback, lot coverage, design review and other requirements of the district.
- (B) Maximum height of any structure shall be four stories or 50 feet, whichever is less.

5.308 LANDSCAPED BUFFER AREA. A landscaped buffer area shall be established and maintained as required under subsection 5.208(A) and (B) of the Urban Light Manufacturing District.

5.40 URBAN HEAVY MANUFACTURING DISTRICT HM

5.401 PURPOSES. In addition to the purposes listed in subsection 5.002, the purposes of the Urban Heavy Manufacturing District are to provide for the location of basic or primary processing industries essential to the regional economy; to establish separation and other standards designed to mitigate adverse off-site effects characteristic of certain uses, and to provide for industrial uses unsuitable for location in the LM or GM districts.

5.402 AREA AFFECTED. This section shall apply, in addition to the provisions of subsections 5.00 through 5.014, to those lands designated HM on the Multnomah County Zoning Map.

5.403 USES. Except as otherwise provided in Ordinance No. 100, no building structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in subsections 5.404 through 5.406.

5.404 PRIMARY USES. The following uses, conducted within an enclosed building or sight-obscuring fence at least six feet in height with no materials or equipment stacked in a manner so as to be visible above the top of the fence:

(A) Any use listed in subsection 5.304 of the Urban General Manufacturing District;

(B) The manufacturing, mixing or storage of chemicals or adhesives and including agricultural or industrial insecticides, fungicides and similar products;

(C) Automobile wrecking, scrap metal, salvage or junk yard or processing;

(D) Blast furnace, boiler works, drop forging, ore reduction or primary metals manufacturing or rolling mill;

(E) Boat, barge or ship building or repair;

(F) Construction equipment, heavy equipment or railroad equipment or rolling stock manufacturing; and

(G) Sawmill, planing mill, pulp or paper manufacturing.

5.405 USES UNDER PRESCRIBED CONDITIONS.

The following uses, subject to approval by the Planning Director when found to satisfy the required conditions and approval criteria:

- (A) The uses listed in subsections 5.305(A) and (B) of the Urban General Manufacturing District;
- (B) The following uses, located not less than 500 feet from a boundary line of the HM District:
 - (1) The manufacture, refining, reclaiming or storage of petroleum or coal products including asphalt, creosote, paving or roofing materials;
 - (2) The manufacture, pressurizing or storage of gas or gas products;
 - (3) Acid, cement, lime, gypsum or plaster of paris manufacture, rock crushing, concrete batching plant;
 - (4) Animal slaughtering, rendering or packaging plant, canning, curing, preserving or smoking of meat products, pet food manufacture, the distillation of bones, a stockyard or feed lot, the raising of swine, fowl, or fur-bearing animals, leather tanning, sugar refining;
 - (5) An incinerator or the reduction of garbage, offal, dead animals or refuse, fertilizer manufacture; and
 - (6) Explosives manufacture or storage;
- (C) Uses and structures customarily accessory or incidental to a permitted or approved use, including living quarters for a caretaker or watchman, and a railroad right-of-way, trackage and related equipment;
- (D) Off-street parking and loading, developed as required under Section 6.20; and
- (E) Temporary uses under the provisions of subsection 12.71.

5.406

CONDITIONAL USES. The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:

- (A) Community Service Uses, under the provisions of Section 7.00;
- (B) Conditional Uses, under the provisions of Section 7.50; and
- (C) Under the procedural provisions of Section 7.50, the uses listed in subsections 5.206(C) and (D) of the Urban Light Manufacturing District.

5.407 DIMENSIONAL REQUIREMENTS.

- (A) The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard, setback, lot coverage, design review and other requirements of the district.
- (B) Maximum height of any structure shall be five stories or 60 feet, whichever is less.

5.408 LANDSCAPED BUFFER AREA. A landscaped buffer area shall be established and maintained as required under subsection 5.208(A) and (B) of the Urban Light Manufacturing District.

5.90 MANUFACTURING DISTRICTS RETAINED. The district provisions of subsections 5.91 through 5.943 shall apply to those lands as designated M-4, M-3, M-2 and M-1 on the Multnomah County Zoning Map.

5.91 MANUFACTURING-INDUSTRIAL PARK DISTRICT M-4

5.911 USES.

No building, structure or land shall be used, and no building shall be hereafter erected, altered, or enlarged in this district except for the following uses, each subject to the review and approval of the Hearings Officer:

- (A) Any use permitted in a C-2 General Commercial District may be permitted after a public hearing before the Hearings Officer.
- (B) Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading:
 - (1) Professional, executive and administrative offices.
 - (2) Research, experimental or testing laboratories.
 - (3) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs including the manufacture of small parts only, such as coils, condensers, transformers and crystal holders.
 - (4) Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes.
 - (5) Other assembly or limited manufacturing uses, of a similar nature, when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood, and approved by the Hearings Officer.
 - (6) Uses customarily incident to any of the above uses when located on the same lot, provided that such uses, operations, or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
 - (7) Accessory buildings when located on the same lot.

5.912 RESTRICTIONS.

(A) Lot Size.

The minimum lot size shall be two acres. The minimum lot width and depth shall be 150 feet.

(B) Yard Requirements.

- (1) Front Yard. There shall be a front yard having a minimum depth of 30 feet.
- (2) Side Yard. Side yards shall be a minimum of 20 feet. On corner lots the side yard shall be a minimum of 30 feet on the side abutting the street.
- (3) Rear Yard. There shall be a rear yard with a minimum depth of 20 feet.
- (4) All required yards and any other open areas, except areas for off-street parking and loading, shall be provided with tree plantings, fences, hedges or walls or other conditions necessary to preserve the character of this district. The Hearings Officer shall determine what these conditions shall be.
- (5) If any use in this district abuts or faces any residential district, a setback of 50 feet on the side abutting or facing the residential district shall be provided with landscaping or other conditions as in (d) above.

(C) Height Restrictions.

The maximum height for any structure shall be 2-1/2 stories or 35 feet, whichever is less, unless the Hearings Officer determines that a greater height is in keeping with the general character of this district and the surrounding neighborhood.

(D) Lot Coverage.

The maximum area that may be covered by the main building and accessory buildings shall not exceed 40% of the total area of the lot.

(E) Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in Section 6.20. No off-street parking or loading area shall be provided or maintained within any yard or setback as required herein, where such yard or setback abuts or faces any residential district.

- (F) No new residence shall be permitted in this district, except that related to the use allowed in this district, such as janitor or night watchman. Any such residence shall meet the requirements of the A-2 Apartment Residential District, or this district, whichever are greater.

(G) All lots in this district shall abut a street, or shall have other access held suitable by the Hearings Officer.

(H) Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area.

The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

(I) No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.

(J) Artificially illuminated signs shall not be permitted if they face an abutting residential district.

5.913 DESIGN REVIEW.

Uses in this district shall be subject to Design Review approval pursuant to Section 7.60.

5.921 USES.

No building, structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

- (A) Any use permitted in the M-4 Industrial Park District.
- (B) Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading:
 - (1) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food and beverage products except sauerkraut, vinegar or pickles.
 - (2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), yarns, and paint not employing a boiling process.
 - (3) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
 - (4) The manufacture and maintenance of electric and neon signs, billboards or commercial advertising structures.
 - (5) The manufacture of musical instruments, toys, novelties, or rubber or metal stamps.
 - (6) Blacksmith shop or machine shop not using drop-hammer or punch press.
 - (7) Distribution plant or parcel delivery with off-street loading bay.
 - (8) Electroplating shop.
 - (9) Laundry for carpets, overalls, rags and rug cleaning, using non-explosive and non-inflammable cleaning fluid.
 - (10) Spinning or knitting of cotton, wool, flax or other fibrous materials, not using power looms.
 - (11) Stone, marble and granite monument works.

- (12) Veterinary, or dog or cat hospital, but not kennels or animal boarding place.
 - (13) Wholesale business, storage buildings and warehouses.
 - (14) Lumber yards, retail and wholesale. Any open storage to be enclosed within a sight-obscuring fence not less than six feet nor more than seven feet in height unless otherwise specified by the Hearings Officer.
 - (15) Accessory buildings when located on the same lot.
- (C) Any other use held similar to the above uses, as approved by the Planning Commission.

5.922 RESTRICTIONS.

(A) Yard Requirements.

- (1) Front, Side, and Rear. None unless this property abuts a parcel of land of more restricted nature such as a commercial district, in which case the requirements on the abutting side shall be those of the abutting property. If an established building line exists, the setback shall be the same as the established building line as determined by the Planning Director.
- (2) If any use in this district abuts or faces any residential district, a setback of 50 feet on the side abutting or facing the residential district may be required, with tree plantings or other conditions necessary to preserve the character of the residential district. The Hearings Officer shall determine what these conditions shall be.

(B) Height Restrictions.

The maximum height for any structure shall be three stories or 45 feet, whichever is less, unless the Hearings Officer determines that a greater height is in keeping with the general character of the neighborhood.

- (C) No new permanent residence, school or institution not incidental to the above uses shall be permitted in this district. Any permitted residence shall meet the requirements of the A-2 Apartment-Residential District.

(D) Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in Section 6.20.

(E) All lots in this district shall abut a street, or shall have other access held suitable by the Hearings Officer.

(F) Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

(G) No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.

(H) Artificially illuminated signs shall not be permitted if they face an adjoining residential district.

5.923 DESIGN REVIEW.

Uses in this district shall be subject to Design Review approval pursuant to Section 7.60.

5.931 USES.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged in this district, except for the following uses:

- (A) Any use permitted in an M-3, Light Manufacturing District.
- (B) Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading:
 - (1) Automobile wrecking
 - (2) Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping and battery manufacturing
 - (3) Blacksmith shop or machine shop with drop-hammer or punch press
 - (4) Bottle manufacturing plant
 - (5) Can manufacturing
 - (6) Car Wash, Industrial, subject to the following requirements:
 - (a) Car wash structures shall be located not less than 300 feet from the boundary of an 'R' or 'A' district.
 - (b) Noise levels generated by the car wash shall not exceed standards established by the Department of Environmental Quality or County Ordinance.
 - (7) Dry cleaning or dyeing, using explosive materials
 - (8) Emery cloth or other abrasive materials manufacturing
 - (9) Enameling and metal coating (galvanizing)
 - (10) Feed and fuel storage
 - (11) Fish smoking, curing and canning
 - (12) Fabrication plant and ornamental metal works
 - (13) Flour milling, grain storage or elevator
 - (14) Ice and cold storage plant

- (15) Junk, rags, paper or metal storage and sorting, collecting or baling
- (16) Mattress factory, building and renovating
- (17) Pickle, sauerkraut or vinegar manufacturing
- (18) Planing mill
- (19) Plastic manufacturing
- (20) Poultry and rabbit slaughter
- (21) Rubber or gutta-percha manufacturing
- (22) Sheet metal shop and other manufacturing of similar nature
- (23) Soap and cleaning compounds manufacturing other than those that are highly combustible, explosive or offensive in smell
- (24) Tool and hardware manufacturing
- (25) Weaving of cotton, wool, flax and other fibrous material using power looms
- (26) Wool pulling or scouring
- (27) Welding shop
- (28) Yeast plant
- (29) Accessory buildings when located on the same lot

(C) Any of the following uses:

- (1) Subject to approval of the Hearings Officer based upon compatibility with the area:
 - (a) Automobile wrecking storage yard, enclosed within a sight-obscuring fence, not less than six feet in height. Removal of parts from vehicles shall be by hand tools or cutting torch only. Demolition of vehicles shall not be conducted outside a building.
- (2) Provided a sight-obscuring fence not less than six feet in height surrounds the open storage area except for suitable access and egress openings:
 - (a) Building materials sales yard, including the sales of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing over one cubic yard batch capacity.

- (b) Contractor's or logger's equipment and truck storage yard, plant, repair, rental or sales.
 - (c) Engine and equipment manufacturing open storage.
 - (d) Freighting or trucking yard or terminal.
 - (e) Lumber yards including incidental mill work.
 - (f) Small boat building (except ship building).
- (D) Any other use held similar to the above uses, as approved by the Planning Commission.

5.932 RESTRICTIONS.

(A) Yard Requirements.

- (1) Front, Side and Rear. None unless this property abuts a parcel of land of more restricted nature such as a commercial district, in which case the requirements on the abutting side shall be those of the abutting property. If an established building line exists, the setback shall be the same as the established building line as determined by the Planning Director.
- (2) If any use in this district abuts or faces any residential district, a setback of 50 feet on the side abutting or facing the residential district may be required, with tree plantings or other conditions necessary to preserve the character of the residential district. The Hearings Officer shall determine what these conditions shall be.

(B) Height Restrictions.

The maximum height of any structure shall be three stories or 45 feet, whichever is less, unless the Hearings Officer determines that a greater height is in keeping with the general character of the neighborhood.

- (C) No new permanent residence, school or institution not incidental to the above uses shall be permitted in this district. Any permitted residence shall meet the requirements of the A-2, Apartment-Residential District.

(D) Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in Section 6.20.

(E) All lots in this district shall abut a street or shall have such other access held suitable by the Hearings Officer.

(F) Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

(G) No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.

(H) Artificially illuminated signs shall not be permitted if they face a residential district.

5.933 DESIGN REVIEW.

Uses in this district shall be subject to Design Review approval pursuant to Section 7.60.

5.941 USES.

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

- (A) Any use permitted in an M-2 General Manufacturing District, including open storage, provided a fence, as approved by the Planning Director surrounds it.
- (B) Any of the following uses:
 - (1) Animal black or bone black manufacture, asphalt manufacturing, refining and storage.
 - (2) Auto wrecking yard.
 - (3) Blast furnace.
 - (4) Boiler works.
 - (5) Brick, tile or terra cotta manufacture.
 - (6) Creosote treatment or manufacture.
 - (7) Chemical manufacture (industrial, insecticide and fungicides or miscellaneous chemicals).
 - (8) Fertilizer manufacture.
 - (9) Foundry.
 - (10) Forging.
 - (11) Gas manufacture of a highly combustible nature, or gas being pressurized, which would, because of its nature, be explosive.
 - (12) Junk yard.
 - (13) Ore reduction.
 - (14) Paper or pulp manufacture.
 - (15) Paint, varnish, etc. manufacture.
 - (16) Petroleum or coal products manufacture.
 - (17) Petroleum storage, wholesale.
 - (18) Plywood, veneer or shingle mill.

- (19) Processing and packing of livestock including sheds and pens.
 - (20) Sawmill or planing mill.
 - (21) Ship building.
 - (22) Tannery.
 - (23) Accessory buildings when located on the same lot.
- (C) Any of the following uses and those of a similar nature shall be located a minimum distance of 500 feet from the boundary line of a more restricted district.
- (1) Acid manufacture.
 - (2) Cement, lime, gypsum or plaster of paris manufacture.
 - (3) Distillation of bones.
 - (4) Drop forge which causes undue noise and vibration.
 - (5) Explosives manufacturing or storage.
 - (6) Petroleum storage and/or refining.
 - (7) Fat rendering.
 - (8) Incinerator or reduction or garbage offal, dead animals or refuse.
 - (9) Rock crushing and processing.
 - (10) Concrete or asphalt batching plants.
 - (11) Concrete products manufacturing.
- (D) Any other use held similar to the above uses, as approved by the Planning Commission.

5.942 RESTRICTIONS.

- (A) Yard Requirements.
 - (1) Front, Side and Rear. None unless this property abuts or faces a parcel of land of more restricted nature such as a commercial district, in which case the requirements on the abutting or facing side shall be those of the abutting or facing property. If an established building line exists, the setback shall be the same as the established building line as determined by the Planning Director.

(2) If any use in this district abuts or faces any residential district, a setback of 50 feet on the side abutting or facing the residential district may be required, with tree plantings or other conditions necessary to preserve the character of the residential district. The Hearings Officer shall determine what these conditions shall be.

(B) Height Restrictions.

The maximum height of any structure shall be four stories or 60 feet, whichever is less, unless the Hearings Officer holds that a greater height is in keeping with the general character of the neighborhood.

(C) No new permanent residence, school, or institution not incidental to the above uses shall be permitted in this district. Any permitted residence shall meet the requirements of the A-2 Apartment-Residential District.

(D) Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in Section 6.20.

(E) All lots in this district shall abut a street, or shall have other access held suitable by the Hearings Officer.

(F) Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

(G) No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.

(H) Artificially illuminated signs are not permitted if they face an abutting residential district.

(I) All uses permitted only in this district shall have the approval of the State Department of Environmental Quality in writing before a building permit is issued.

5.943 DESIGN REVIEW.

Uses in this district shall be subject to Design Review approval pursuant to Section 7.60.

SECTION 12 AMENDMENT REVISING SPECIAL DISTRICTS SECTION.

Subsection 6.00 of Ordinance No. 100 is amended to read:

6.00 SPECIAL DISTRICTS.

In addition to classification as a residential, commercial or manufacturing district as provided in subsections 3.00, 4.00 or 5.00 of Ordinance No. 100, land may also be classified in one or more of the following special districts. Such classification shall be made in accordance with the provisions of subsections 12.20 through 12.39. Land so classified shall be shown on the Multnomah County Zoning Map by a combination of color designations, symbols or short title identification, as for example: LR-7, FH; GC, OP; LM, SEC.

SECTION 13 AMENDMENT REVISING LANDING FIELD DISTRICT.

Subsections 6.10 through 6.122 of Ordinance No. 100 are amended to read:

6.10 AIRPORT LANDING FIELD DISTRICT LF

6.101 PURPOSES. The purposes of this district are to provide for review, approval and development standards for airports, air fields, landing pads and related uses associated with aircraft operations in any district; to establish maximum structure heights for developments in the vicinity of an airport, designed to promote safe operating conditions for aircraft under ORS 492.560; to reduce the potential for exposure to hazardous conditions by limiting the occupancy of buildings and uses in airport approach areas.

6.102 USES. The following uses are permitted in the LF District:

6.103 PRIMARY USES. Any use permitted in the underlying district, except as provided in subsection 6.106(B), subject to the height limitations of subsection 6.106(A).

6.104 CONDITIONAL USES. The following uses may be permitted under the procedural provisions of Section 7.50, when found by the approval authority to satisfy the approval criteria of subsection 6.105:

(A) Airport;

(B) Aircraft landing field;

(C) Heliport, helistop or helicopter landing pad;

(D) Glider, hang glider or balloon launching or landing area;

- (E) Parachutist landing field; and
- (F) Any other similar facility designed, constructed or used for the operation or landing of aircraft which carry persons, materials or products.

6.105 APPROVAL CRITERIA FOR AN LF CONDITIONAL USE.

In approving a conditional use listed in subsection 6.104, the approval authority shall find that the proposal:

- (A) Will satisfy the applicable elements of Comprehensive Plan policies:
 - (1) No. 5, Economic Development,
 - (2) No. 9, Agricultural Land Area,
 - (3) No. 13, Air and Water Quality and Noise Level,
 - (4) No. 14, Development Limitations,
 - (5) No. 19, Community Design,
 - (6) No. 27, Energy Conservation,
 - (7) No. 31, Community Facilities and Uses Location Policy,
 - (8) No. 33, Transportation System, and
 - (9) No. 40, Development Requirements;
- (B) Will have minimal adverse impact, taking into account location, size, design and operating characteristics on the (1) livability, (2) value, and (3) appropriate development of abutting properties and the surrounding area. and
- (C) Will satisfy the use and height limitations of subsection 6.106.

6.106 DEVELOPMENT LIMITATIONS.

- (A) The height of any structure or part of a structure, such as a chimney, tower, or antenna and objects of natural growth, shall be limited to elevations depicted on a map or maps entitled, 'Airport Landing Field District - Height Restrictions', and included as Attachment 'A' of this Ordinance, by this reference.

(B) In an approach zone to an airport or aircraft landing field, no meeting place which is designed to accommodate more than 25 persons at one time shall be permitted.

(C) No use in this district shall:

- (1) Create electrical interference with navigational signals or radio communication between an airport and aircraft;
- (2) Display lights which may be confused with airport navigational lights or result in glare visible in the airport vicinity; or
- (3) Otherwise endanger or interfere with the safe operation of aircraft.

6.107 EXCEPTIONS FROM NON-CONFORMING USE PROVISIONS. Conditional uses listed in subsection 6.104, legally established in any district prior to the effective date of Ordinance No. _____, shall be deemed conforming and not subject to the provisions of subsection 12.75, provided, however, that any change from one conditional use to another such conditional use shall be subject to approval under the conditional use provisions of the district.

SECTION 14 AMENDMENT REVISING OFF-STREET PARKING AND LOADING STANDARDS

Subsections 6.20 through 6.2709 of Ordinance No. 100 are amended to read:

6.20 OFF-STREET PARKING AND LOADING DISTRICT O-P

6.201 PURPOSES. The purposes of this district and these off-street parking and loading regulations are to reduce traffic congestion associated with residential, commercial, manufacturing and other land uses; to protect the character of neighborhoods; to protect the public's investment in streets and arterials and to provide standards for the development and maintenance of off-street parking and loading areas.

6.202 GENERAL PROVISIONS. In the event of the erection of a new building or an addition to an existing building, or any change in the use of an existing building, structure or land which results in an intensified use by customers, occupants, employees or other persons, off-street parking and loading shall be provided according to the requirements of this Section.

6.203 O-P CLASSIFICATION. Land classified as Off-Street Parking and Loading (O-P) on the Zoning Map shall not be used for any purpose other than off-street parking and loading without a change of district as provided in Section 12.20.

6.204 CONTINUING OBLIGATION. The provision for and maintenance of off-street parking and loading facilities without charge to users shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable rule, ordinance or regulation shall be issued until satisfactory evidence in the form of a site development plan, plans of existing parking and loading improvements, a deed, lease, contract or similar document is presented demonstrating that the property is and will remain available for the designated use as a parking or loading facility.

6.205 PLAN REQUIRED. A plot plan showing the dimensions, legal description, access and circulation layout for vehicles and pedestrians, space markings, the grades, drainage, setbacks, landscaping and abutting land uses in respect to the off-street parking area and such other information as shall be required, shall be submitted in duplicate to the Planning Director with each application for approval of a building or other required permit, or for a change of classification to O-P.

6.206 USE OF SPACE.

- (A) Required parking spaces shall be available for the parking of vehicles of customers, occupants and employees without charge or other consideration.
- (B) No parking of trucks, equipment, materials, structures or signs or the conduct of any business activity shall be permitted on any required parking space.
- (C) A required loading space shall be available for the loading and unloading of vehicles concerned with the transportation of goods or services for the use associated with the loading space.
- (D) Except for residential and local commercial districts, loading areas shall not be used for any purpose other than loading or unloading.
- (E) In any district, it shall be unlawful to store or accumulate equipment, material or goods in a loading space in a manner which would render such loading space temporarily or permanently incapable of immediate use for loading operations.

6.207 LOCATION OF PARKING AND LOADING SPACES.

- (A) Parking spaces required by this Section shall be provided on the lot of the use served by such spaces.
- (B) Exception. The Planning Director may authorize the location of required parking spaces other than on the site of the primary use, upon a written finding by the Director that:
 - (1) Parking use of the alternate site is permitted by this Ordinance;
 - (2) The alternate site is within 350 feet of the use;
 - (3) There is a safe and convenient route for pedestrians between the parking area and the use;
 - (4) Location of required parking other than on the site of the use will facilitate satisfaction of one or more purposes or standards or requirements of this Ordinance; and
 - (5) There is assurance in the form of a deed, lease, contract or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.

- (C) Loading spaces and vehicle maneuvering area shall be located only on or abutting the property served.

6.208 IMPROVEMENTS REQUIRED.

- (A) Required parking and loading areas shall be improved and placed in condition for use before the grant of a Certificate of Occupancy under Section 12.74, or a performance bond in favor of Multnomah County equivalent to the cost of completing such improvements shall be filed with the Planning Director.
- (B) Any such bond shall include the condition that if the improvement has not been completed within one year after issuance of the Certificate of Occupancy, the bond shall be forfeited.
- (C) Any bond filed hereunder shall be subject to the approval of the Planning Director and the County Counsel.

6.209 CHANGE OF USE.

- (A) Any alteration of the use of any land or structure under which an increase in the number of parking or loading spaces is required by this Section shall be unlawful unless the additional spaces are provided.
- (B) In case of enlargement or change of use, the number of parking or loading spaces required shall be based on the total area involved in the enlargement or change in use.

6.210 JOINT PARKING OR LOADING FACILITIES.

- (A) In the event different uses occupy the same lot or structure, the total off-street parking and loading requirements shall be the sum of the requirements for each individual use.
- (B) Owners of two or more adjoining uses, structures or parcels of land may utilize jointly the same parking or loading area, when approved by the Planning Director, upon a finding by the Director that the hours of operation do not overlap and provided satisfactory legal evidence is presented to the Director in the form of a deed, lease, contract or similar document, securing full access to such parking or loading areas for all the parties jointly using them.

6.211 EXISTING SPACES. Off-street parking or loading spaces existing prior to the effective date of Ordinance No. _____ may be included in calculating the number of spaces necessary to meet these requirements in the event of subsequent enlargement of the structure or change of use to which such spaces are accessory. Such spaces shall meet the design and improvement standards of this Section.

- 6.212 INTERPRETATION. Off-street parking or loading requirements for structures or uses not specifically listed in subsections 6.229 and 6.230, shall be determined by written decision of the Planning Director. The Director shall base such requirements on the standards for parking or loading of similar uses.
- 6.213 STANDARDS OF MEASUREMENT.
- (A) "Square feet" means square feet of floor or land area devoted to the functioning of the particular use and excluding space devoted to off-street parking and loading.
 - (B) When a unit or measurement determining the number of required off-street parking or off-street loading spaces results in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded, and any fraction over one-half shall require one off-street parking or off-street loading space.
- 6.220 DESIGN STANDARDS - PARKING AND LOADING.
- 6.221 SCOPE.
- (A) The design standards of subsections 6.221(B) through 6.228(B) shall apply to all parking, loading and maneuvering areas except those serving a single or two-family residential dwelling or mobile home on an individual lot.
 - (B) All parking and loading areas shall provide for the turning, maneuvering and parking of all vehicles on the lot. After the effective date of Ordinance No. _____, it shall be unlawful to locate or construct any parking or loading space so that use of the space requires a vehicle to back into the right-of-way of a public street.
- 6.222 ACCESS.
- (A) Where a parking or loading area does not abut directly on a public street or private street approved under the Land Division Chapter, there shall be provided an unobstructed paved drive less than 20 feet in width for two way traffic, leading to a public street or approved private street. Traffic directions therefor shall be plainly marked.
 - (B) Parking or loading space in a public street shall not be counted in fulfilling the parking and loading requirements of this Section. Required spaces may be located in a private street when authorized in the approval of such private street.

(A) Parking spaces shall meet the following requirements:

- (1) At least 70% of the required off-street parking spaces shall have a minimum width of nine feet, a minimum length of 18 feet, and a minimum vertical clearance of six feet, six inches.
- (2) Up to 30% of the required off-street parking spaces may have a minimum width of eight and one-half feet, a minimum length of 16 feet, and a vertical clearance of six feet if such spaces are clearly marked for compact car use.
- (3) For parallel parking, the length of the parking space shall be 23 feet.
- (4) Space dimensions shall be exclusive of access drives, aisles, ramps or columns.

(B) Aisle width shall be not less than:

- (1) 25 feet for 90° parking,
- (2) 20 feet for less than 90° parking, and
- (3) 12 feet for parallel parking.
- (4) Angle measurements shall be between the center line of the parking space and the center line of the aisle.

(C) Loading spaces shall meet the following requirements:

- | (1) District | <u>Minimum Width</u> | <u>Minimum Depth</u> |
|--------------|----------------------|----------------------|
| LM, GM, HM: | 12 feet | 60 feet |
| GC, EC, SC: | 12 feet | 35 feet |
| All Others: | 12 feet | 25 feet |
- (2) Minimum vertical clearance shall be 13 feet.

(A) Surfacing.

- (1) All areas used for the parking, loading or maneuvering of vehicles shall be surfaced with two inches of blacktop on a four inch crushed rock base or six inches of portland cement or other material providing a durable and dustless surface capable of carrying a wheel load of 4,000 pounds.

(2) Large parking fields for intermittent uses such as amusement parks, race tracks, stadiums, and the like may be surfaced with gravel or grass and spaces may be unmarked if the parking of vehicles is supervised.

(B) Curbs and Bumper Rails.

(1) All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required landscaped strips or yards or in those cases where no landscaped area is required, by curbs, bumper rails or other permanent barrier against unchanneled motor vehicle access or egress.

(2) The outer boundary of a parking or loading area shall be provided with a bumper rail or curbing at least four inches in height, and at least three feet from the lot line or any required fence.

(C) Marking. All areas for the parking and maneuvering of vehicles shall be marked in accordance with the approved plan required under subsection 6.205, and such marking shall be continuously maintained.

(D) Drainage. All areas for the parking and maneuvering of vehicles shall be graded and drained to provide for the disposal of all surface water on the lot.

(E) Covered Walkways. Covered walkway structures for the shelter of pedestrians only, and consisting solely of roof surfaces and necessary supporting columns, posts and beams may be located in an O-P district. Such structures shall meet the setback, height and other requirements of the district which apply.

6.225 LIGHTING.

Any artificial lighting which may be provided shall be shielded or deflected so as to not shine into adjoining dwellings or other types of living units, and so as not to create a hazard to the traveling public on any street.

6.226 SIGNS.

(A) Unless otherwise provided by law, accessory signs shall be permitted on parking areas in accordance with the provisions specified in each district, and signs designating entrances, exits or conditions of use may be maintained on a parking or loading area.

- (B) Any such sign shall not exceed four square feet in area, one side. There shall not be more than one such sign for each entrance or exit to a parking or loading area.

6.227 DESIGN STANDARDS - SETBACKS.

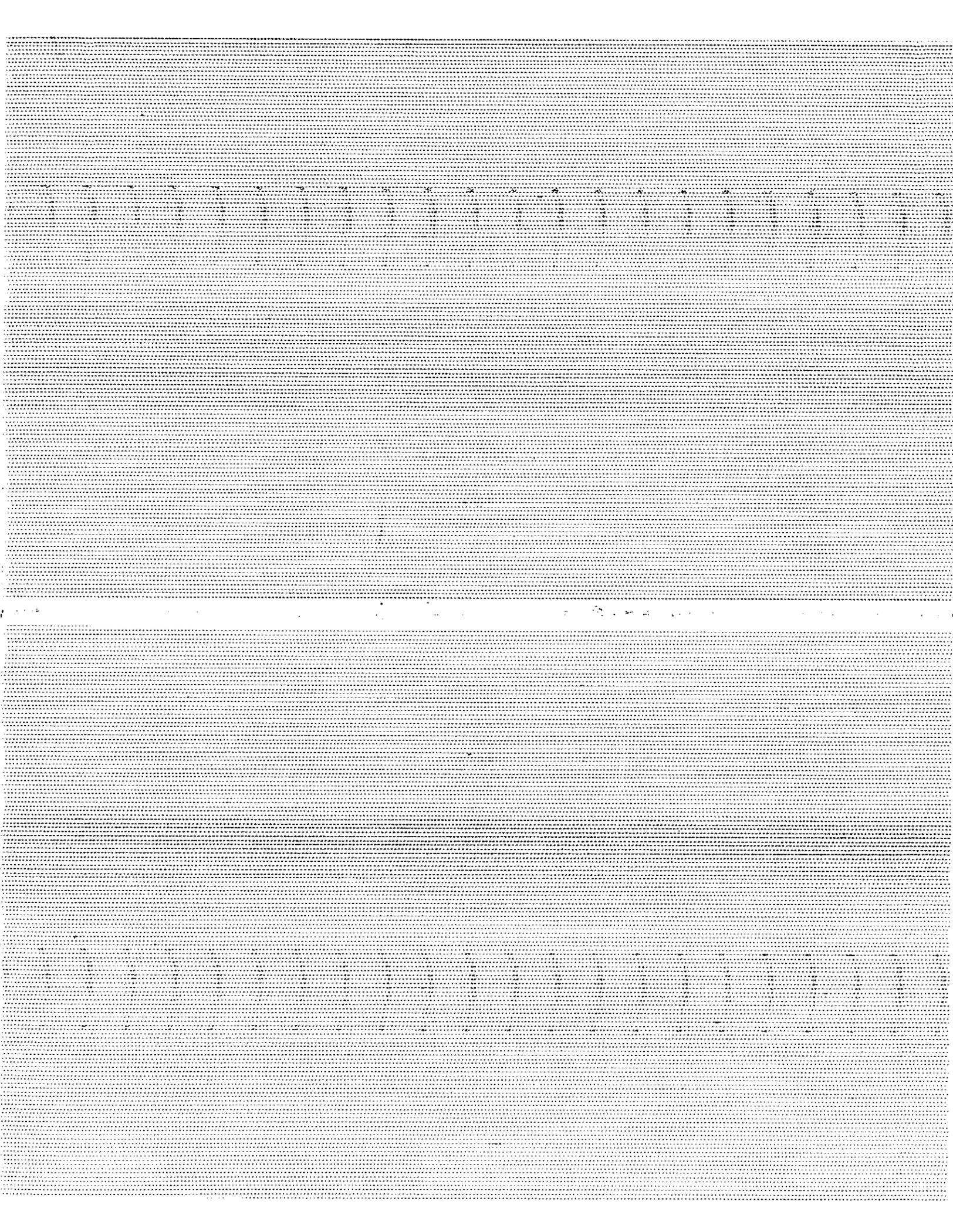
- (A) Any required yard which abuts upon a street lot line shall not be used for a parking or loading space, vehicle maneuvering area or access drive other than a drive connecting directly to a street.
- (B) A parking or loading area not in a residential or office district listed in Section 3.00 of this Ordinance, but which adjoins such district along the same street shall not be located closer to the street property line than the required setback of the adjoining district for a distance of 50 feet from the boundary of any such district.
- (C) A parking or loading area not in a residential or other district listed in Section 3.00 of this Ordinance, but which is across a street from such district, shall have a setback of not less than five feet from the street property line, and such five foot setback area shall be permanently landscaped and maintained.
- (D) A required yard which abuts a street lot line shall not be paved, except for walkways which do not exceed 12 feet in total width and not more than two driveways which do not exceed the width of their curb cuts for each 150 feet of street frontage of the lot.

6.228 LANDSCAPE AND SCREENING REQUIREMENTS.

- (A) The landscaped areas requirements of subsection 7.619(C), (3) through (7) shall apply to all parking, loading or maneuvering areas which are within the scope of design standards stated in subsection 6.221(A).
- (B) Parking or loading spaces located within 50 feet of a property line of a lot in a residential or other district listed in Section 3.00 of this Ordinance shall be separated from such property line by a sight-obscuring fence with height and materials suitable to meet the requirements of subsection 7.618(g).

6.229 MINIMUM REQUIRED OFF-STREET PARKING SPACES.

- (A) Residential Uses.
 - (1) Single Family Dwelling: Two spaces for each dwelling unit.



- (2) Two Family Dwelling: Two spaces for each dwelling unit.
- (3) Apartment: One and one-half spaces for each dwelling unit.
- (4) Rooming or Boarding House or Fraternity: Two spaces plus one space for each three guest rooms.
- (5) Motel or Hotel: One space for each guest room or suite.
- (6) Mobile Home Park: One and one-half spaces for each mobile home space.
- (7) Recreational Vehicle Park: One space for each vehicle site.
- (8) Group Care Facility, Home for Aged, or Children's Home: One space for each four beds.
- (9) A residential development designed and used exclusively for low income elderly persons: One space for each eight dwelling units.

(B) Public and Semi-Public Buildings and Uses.

- (1) Auditorium or Meeting Room (except Schools): One space for each 60 square feet of floor area in the auditorium or, where seating is fixed to the floor, one space for each four seats or eight feet of bench length.
- (2) Church: One space for each 80 square feet of floor area in the main auditorium or, where seating is fixed to the floor, one space for each four seats or eight feet of bench length.
- (3) Church Accessory Use: In addition to spaces required for the church, one space for each ten persons residing in such building.
- (4) Club or Association: These shall be treated as combinations of uses such as hotel, restaurant, auditorium, etc., and the required spaces for each separate use shall be provided.
- (5) Hospital: One space for each two beds, including bassinets.
- (6) Library: One space for each 100 square feet of reading room.
- (7) Senior High School and Equivalent Private and Parochial School: One space for each 56 square feet of floor area

in the auditorium or, where seating is fixed to the floor, one space for each eight seats or 16 feet of bench length, or one space for each ten seats in classrooms, whichever is greater.

- (8) College, University, Institution of Higher Learning and Equivalent Private or Parochial School: One space for each five seats in classrooms or 45 square feet of floor area.
- (9) Primary, Elementary, or Junior High and Equivalent Private or Parochial School: One space for 84 square feet of floor area in the auditorium, or one space for each 12 seats or 24 feet of bench length, whichever is greater.
- (10) Kindergarten, Day Nursery, or Equivalent Private or Parochial School: One driveway, designed for continuous flow of passenger vehicles for the purpose of loading and unloading children plus one parking space for each two employees.
- (11) Passenger Terminal (Bus, Air or Rail): One space for each 2,000 square feet for the first 10,000 square feet of concourse and passenger loading area, plus one additional space for each additional 10,000 square feet.

(C) Retail and Office Uses.

- (1) Store, Supermarket, Department Store and Personal Service Shop: One space for each 400 square feet of gross floor area.
- (2) Service and Repair Shop and Retail Store handling bulky merchandise, such as Automobiles and Furniture: One space for each 600 square feet of gross floor area.
- (3) Bank or Office, including Medical and Dental: One space for each 300 square feet of gross floor area.
- (4) Restaurant, Coffee Shop, Tavern or Bar: One space for each 100 square feet of gross floor area.
- (5) Mortuary: One space for each four chapel seats or eight feet of bench length.

(D) Commercial Recreation.

- (1) Amusement Park: One space for each 1,000 square feet of public area.

- (2) Billiards or Pool: One space for each table.
- (3) Bowling Alley: Five spaces for each alley.
- (4) Dance Hall: One space for each 50 square feet of public area.
- (5) Go-Karts: One space for each kart.
- (6) Golf Driving Range: One space for each tee or ten linear feet of driving line.
- (7) Gymnasium (except Schools): One space for each 100 square feet of floor area.
- (8) Indoor Arena or Theater: One space for each four seats or eight feet of bench length.
- (9) Miniature Golf: One space for each two holes.
- (10) Moorage (Boat): One space for each two boat berths.
- (11) Moorage (Houseboat): Two spaces for each houseboat.
- (12) Race Track: One space for each eight seats or 16 feet of bench length.
- (13) Skating Rink: One space for each 100 square feet of floor or rink area.
- (14) Shooting Gallery: One space for each 500 square feet of floor area.
- (15) Stadium: One space for each eight seats or 16 feet of bench length.
- (16) Swimming Pool: One space for each 100 square feet of water surface.
- (17) Tennis Court or Racquet Club: One space for each court.

(E) Manufacturing and Storage.

- (1) Manufacturing: One space for each two employee positions on the largest shift, or one space for each 800 square feet of non-storage gross floor area, whichever is greater.
- (2) Storage: One space for each 5,000 square feet of storage area for the first 20,000 square feet, plus one additional space for each additional 50,000 square feet.

(F) Unspecified Uses.

Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director.

6.230 MINIMUM REQUIRED OFF-STREET LOADING SPACES.

Use	Square Feet of Floor or Land Area	Minimum Loading Spaces Required
(A) Commercial, Commercial Amusement, Office or Bank	Under 5,000	0
	5,000 - 24,999	1
	25,000 - 59,999	2
	60,000 - 99,999	3
	100,000 - 159,999	4
	160,000 - 249,999	5
	250,000 - 369,999	6
	370,000 - 579,999	7
	580,000 - 899,999	8
	900,000 - 2,999,999	9
Over 3,000,000	10	

(B) Hotel or Motel	Under - 30,000	1
	30,000 - 69,999	2
	70,000 - 129,999	3
	130,000 - 219,999	4
	220,000 - 379,999	5
	380,000 - 699,999	6
	700,000 - 1,499,999	7
	Over - 1,500,000	8

(C) Manufacturing, Wholesale Storage, or Hospital	Under - 5,000	0
	5,000 - 39,999	1
	40,000 - 99,999	2
	100,000 - 159,999	3
	160,000 - 239,999	4
	240,000 - 319,999	5
	320,000 - 399,999	6
	400,000 - 489,999	7
	490,000 - 579,999	8
	580,000 - 699,999	9
	670,000 - 759,999	10
	760,000 - 849,999	11
	850,000 - 939,999	12
	940,000 - 1,029,999	13
Over - 1,030,000	14	

- (D) Apartment: One loading space for each 50 dwelling units.
- (E) Motion Picture Theater: One space.
- (F) Public or Semi-Public Use: Treated as mixed uses.
- (G) Unspecified Uses.

Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director.

6.231 EXCEPTIONS FROM REQUIRED OFF-STREET PARKING OR LOADING SPACES.

- (A) The Planning Director may grant an exception with or without conditions for up to 30% of the required number of off-street parking or loading spaces, upon a finding by the Director that there is substantial evidence that the number of spaces required is inappropriate or unneeded for the particular use, based upon:
 - (1) A history of parking or loading use for comparable developments;
 - (2) The age, physical condition, motor vehicle ownership or use characteristics or other circumstances of residents, users or visitors of the use; or
 - (3) The availability of alternative transportation facilities; and
 - (4) That there will be no resultant on-street parking or loading or interruptions or hazards to the movement of traffic, pedestrians or transit vehicles.
- (B) The Director shall file with the application for the building or other required permit, findings in support of any exception, including any conditions of approval.
- (C) An exception in excess of 15% of the required number of spaces shall include a condition that a plan shall be filed with the application, showing how the required number of spaces can be provided on the lot in the future.
 - (1) The Director may order the revocation, in whole or in part, of any exception under subsection 6.231, upon a finding of on-street parking or loading use or of interruptions in or hazards to the movement of traffic, pedestrians or transit vehicles caused by the absence of off-street parking or loading spaces.

(D) A decision by the Planning Director on an application for an off-street parking or loading space exception, or on the revocation of such exception under subsection 6.231(C)(1), may be appealed to the Hearings Officer in the manner provided in subsections 12.38 and 12.39.

6.232 APPEAL OF ADMINISTRATIVE DECISION. A decision of the Planning Director under the provisions of Section 6.20 may be appealed by the applicant to the Hearings Officer in the manner provided in subsections 12.38 and 12.39.