

**ORDINANCE NO. 1008**

**AN ORDINANCE FOR THE CITY OF CANBY, COUNTY OF CLACKAMAS, OREGON, AMENDING TITLE 16 OF THE CANBY MUNICIPAL CODE TO ADD AN INDUSTRIAL OVERLAY ZONE CHAPTER INCLUDING DESIGN STANDARDS AND GUIDELINES.**

**PURPOSE:** To adopt an Industrial Overlay (I-O) Zone chapter into the Canby Municipal Code to provide design standards and guidelines for Properties within the area covered by the Industrial Area Master Plan.

**WHEREAS,** it has been determined that changes are needed to amend or clarify the wording and standards of Title 16 (Land Development and Planning Ordinance) of the Canby Municipal Code; and

**WHEREAS,** the Canby Planning Commission, after providing appropriate public notice, conducted public hearings on the matter on April 27, 1998, May 11, 1998, July 13, 1998, and July 27, 1998, during which the citizens of Canby were given the opportunity to come forward to present testimony on these proposed changes; and

**WHEREAS,** after concluding the public hearing, the Planning Commission made appropriate changes to the wording of the proposal to assure that the public interest would be best served by this Ordinance; and

**WHEREAS,** the Planning Commission found that the standards and criteria of Section 16.88.160 of the Land Development and Planning Ordinance (Amendments to text of title) were met based on the analysis and conclusions of the staff report (CPA 98-01, TA 98-02, ZC 98-02) and recommended adoption of the amendment to the Land Development and Planning Ordinance; and

**WHEREAS,** City Council, after concluding a public hearing at their regular meeting of August 19, 1998 and based on review of the record of the Canby Planning Commission regarding the subject amendment, concluded that the amendment is appropriate;

**NOW, THEREFORE, THE CITY OF CANBY ORDAINS AS FOLLOWS:**

Section 1. The Canby Municipal Code will be amended as follows:

**Chapter 16.35  
Canby Industrial Area  
Overlay (I-O) Zone**

**Sections:**

- 16.35.010 Purpose.**
- 16.35.020 Applicability.**
- 16.35.030 Uses permitted outright.**
- 16.35.040 Conditional uses.**
- 16.35.050 Development standards.**
- 16.35.060 Design guidelines.**
- 16.35.070 I-O Design review matrix.**

**16.35.010 Purpose.**  
The purpose of the Canby Industrial Area Overlay (I-O) zone is to implement the design guidelines and standards of the Canby Industrial Area Master Plan (Master Plan):

- A. Provide efficient circulation and access;
- B. Allow flexibility in siting development, including a range of industrial and commercial/industrial land uses;
- C. Provide visual continuity for streetscapes and developments;
- D. Encourage durable, high-quality building materials.

**16.35.020 Applicability.**  
It is the policy of the City of Canby to apply the I-O zone to all lands within the Master Plan area and other areas determined by the City, upon annexation or prior to application for a development permit. The Master Plan area generally includes the area bound by Highway 99E and 1st Avenue to the north, Mulino Road to the

east, SE 13th Avenue to the south, and Molalla Western Railroad to the west. The I-O zone has the following affect with regard to other chapters of this ordinance:

- A. Incorporates the Canby Industrial Area Master Plan into Title 16. The plan's design guidelines, standards, and plan maps are hereby incorporated by reference.
- B. Permits land uses which are permitted by the underlying zone districts (C-M, M-1, M-2).
- C. Replace selected development standards contained in the C-M, M-1, and M-2 zones, for continuity and quality of site design within the Master Plan area.
- D. Utilize the City's processes for development review, including land divisions, conditional uses, and design reviews. Provide a design review matrix (i.e., replacing the table in Chapter 16.49) which is tailored to the Master Plan area.

**16.35.030 Uses permitted outright.**  
Uses permitted outright in the C-M zone, M-1 zone, and M-2 zone are permitted outright in the I-O zone, subject to the respective zone district boundaries.

**16.35.040 Conditional uses.**  
Conditional uses permitted in the C-M zone, M-1 zone, and M-2 zone are permitted as conditional uses in the I-O zone, subject to the respective zone district boundaries.

**16.35.050 Development standards**  
The following subsections indicate the required development standards of the I-O zone. These standards replace the standards of the C-M zone, M-1 zone, and M-2 zone, as follows:

- A. Minimum lot area: none
- B. Minimum lot width and frontage: none

C. Minimum yard requirements (measured from building foundation to right-of-way line):

1. Street yard(s): 20 feet for buildings up to 25 feet in height; 35 feet for buildings between 25 feet and 45 feet in height. Parking and internal drives (except curb cuts and entrance drives) are prohibited within the required 20 foot street yard.

2. Interior yard: 10 feet, except 20 feet where abutting a residential zone. Common-wall lot lines (attached buildings), and developments which provide shared parking and circulation with abutting developments, are exempt from interior yard standards.

D. Maximum building height: 45 feet.

E. Maximum lot coverage: 60 percent in the C-M zone; none in the M-1 and M-2 zones.

F. Street access (curb cuts) spacing shall be a minimum of 200 feet on designated parkway and collector streets.

G. Street right-of-way improvements shall be made in accordance with the circulation plan, and streetscape/street section standards of the Industrial Area Master Plan.

H. Signs: The following types of signs are prohibited: billboards, pole signs, can signs, painted wall signs [note: definitions should be added to Chapter 16.04 consistent with the Planning Commission's intent]. In addition to the provisions of Chapter 16.42 Signs, the following standards apply within the I-O zone:

1. Monument signs within the M-1 zone and M-2 zone may not exceed 32 square feet per sign face, or 64 square

feet total. Monument signs in the M-1 zone and M-2 zone may not exceed 6 feet in height.

2. Monument signs within the C-M zone may not exceed 150 square feet per sign face, or 300 square feet total. One monument sign is allowed for developments up to 10 acres in size. Developments over 10 acres in size may be permitted a maximum of 2 monument signs. Only 1 monument sign per street frontage is allowed. Monument signs in the C-M zone shall have an enclosed base and may not exceed 30 feet in height.

3. Wall signs shall be permitted in conformance with Chapter 16.42.

4. Monument and wall signs in the M-1 and M-2 zones shall provide street address(es) when street address(es) are not otherwise visible from the street.

I. Building orientation standards. The following standards are intended to ensure direct, clear and convenient pedestrian access:

1. Developments in the M-1 zone and M-2 zone shall provide at least one public entrance facing the street. A direct pedestrian connection shall be provided between the primary building entrance and public sidewalk.

2. Developments within the C-M zone shall provide continuous, straight-line pedestrian connections between the street(s), buildings, and parking areas.

J. Right-of-way plantings: Street trees and ground cover plantings shall be installed with development, as approved by the City.

Shrubs are prohibited within the public right-of-way.

K. Metal building exteriors are prohibited.

L. Lighting shall be required for all streets, sidewalks and pedestrian ways. Applications for land division approval and site plan review shall include photometric plans.

M. Shared Access: The City may require the provision of shared access drives through the land division review process. Shared access drives are intended to maintain adequate driveway spacing and circulation along the designated Parkway and Collector streets.

N. All landscaped areas shall be irrigated.

O. Other regulations: The C-M zone, M-1 zone, and M-2 zone provide other applicable regulations related to vision clearance, Highway 99E sidewalk width, setback measurement, outside storage, and wireless/cellular tower certification.

**16.35.060 Design guidelines.**

The Industrial Area Master Plan provides design guidelines for reviewing development applications. The guidelines, which are incorporated into Table 16.35.000, encourage:

A. Flexibility to align local streets based on parcelization and development requirements;

B. Tree retention, planting of large (3-inch) caliper trees, and use of lawn/ground cover planting in front yard setbacks;

C. Placement of buildings at or near the setback line;

D. Placement of parking areas to the side or rear of buildings;

E. Placement of smaller commercial buildings at or near the street;

F. Building entries visible from the street with direct pedestrian connections;

G. Use of quality building materials;

H. Architectural detail to break up and articulate large surfaces and volumes, and to accentuate building entries;

I. Open space retention and trail connections, as designated by the Master Plan.

**16.35.070 I-O Design Review Matrix.**

The City uses the following matrix to evaluate compliance with the I-O design guidelines. The matrix substitutes for the general design review matrix provided in Chapter 16.49. Design review applications must comply with all other applicable provisions of Chapter 16.49, and achieve scores equal to or greater than the "minimum acceptable scores" in the matrix. (See Master Plan for illustrations)

A. Exception: The City may reduce the minimum acceptable score(s) upon finding that certain provisions do not apply to a proposed development.

**I-0 Design Review Matrix**

Parking	Possible Scores
Parking areas located to the side or rear of buildings as viewed from public right-of-way (<50% of parking spaces=0; 50%-75% =1;100%=2)	0 1 2
Increase minimum interior parking lot landscape (15%-18%=0;18%-22%=1; 22%+=2)	0 1 2
*The base requirement is 15% as measured consistent with Chapter 16.49.120.	
Increase the number of trees planted within buffers and \or within the parking area (100-105% of base requirement=0; 105%-110% of base requirement = 1; 110%+ = 2)	0 1 2
*The base requirement is determined based on total parking area/number of spaces, and parking setback perimeter. See Chapter 16.49.120.	
Number of parking spaces (% of required minimum > 110%=0;110%-105%=1;105%-100%=2)	0 1 2
<b>Minimum Acceptable Score</b>	<b>4 points</b>


Transportation/Circulation	Possible Scores
Proposed local street alignments (street not proposed =0; street(s) proposed with some modification to master plan =1; proposed street(s) approximate recommended alignments =2.) Note: the planned parkway and collector streets are required elements, except as indicated by the Industrial Area Master Plan.	0 1 2
Design of all pedestrian ways (private, on-site pathways.) Six-foot wide, raised concrete with painted crosswalks ("standard") =0; standard with brick or similar pavers for pathways and crosswalks =1; greater than 6-foot wide (inclusive of curb) and use of brick or similar pavers for pathways and crosswalks =2	0 1 2
Number of pedestrian connections between the street sidewalk and internal circulation system (one connection =0; two connections = 1)	0 1
<b>Minimum Acceptable Score (some provision may not apply)</b>	<b>3 points</b>

<b>Tree Retention, Open Space Conservation, and Trail Connections</b>	<b>Possible Scores</b>
Preserves trees as recommended by arborist or city planning department: < 50% of recommended trees preserved =0; 50% -75% =1; 75%-100%=2.	0 1 2
Replaces trees that were recommended for retention (No=0\Yes=1) Mitigation based on reasonable tree replacement ratio.	0 1
When site includes designated open space, park or trail connection: Proposal does not dedicate or establish easement for designated open space/park or trail connection =0; dedicated or establishes easement =1; dedicated land/right-of-way and constructs improvements=2.	0 1 2
<b>Minimum Acceptable Score (some provisions may not apply)</b>	<b>3 points</b>

<b>Building Appearance and Orientation</b>	<b>Possible Score</b>
Building oriented at or near the street (parking or drive separates building from street =0; at least 20% of elevation within 5 feet of minimum setback =1; at least 20% of elevation is at minimum setback =2)	0 1 2
Building entrances visible from the street (no=0/yes=1)	0 1
Buildings use quality materials, Concrete, wood, or wood siding =0; concrete masonry, stucco, or similar material =1, brick or similar appearance =2.	0 1 2
Articulation and/or detailing to break up large bldg surfaces and accentuate the building entrance(s). No =0, Yes =2.	0 2
<b>Minimum Acceptable Score</b>	<b>4 points</b>


<b>Landscaping</b>	<b>Possible Scores</b>
Trees installed at 3 inch caliper (<25% of trees = 0; 25%-50% =1; 50%-100% =2)	0 1 2
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features. No = 0, Yes = 1, Yes and public access provided (i.e., through an easement) =2.	0 1 2
Amount of grass or other plantings used for ground cover treatment (<75% =0; 75%-90% =1; 90% -100% =2)	0 1 2
<b>Minimum Acceptable Score</b>	<b>3 points</b>

**SUBMITTED** to the Canby City Council and read the first time at a regular meeting thereof on Wednesday, September 2, 1998, and ordered posted in three (3) public and conspicuous places in the City of Canby as specified in the Canby City Charter and to come before the City Council for final reading and action at a regular meeting thereof on Wednesday, September 16, 1998, commencing at the hour of 7:30 p.m., in the Council Meeting Chambers at Canby City Hall in Canby, Oregon.

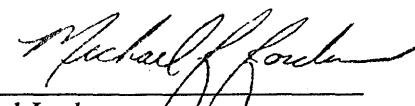
  
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Michael Jordan, City Recorder Pro Tem

**ENACTED** on second and final reading by the Canby City Council at a regular meeting thereof on the 16th day of September, 1998, by the following vote:

YEAS 5 NAYS 0

  
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Scott Taylor, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael Jordan  
City Recorder Pro Tem