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ORDINANCE NO. 660

**AN ORDINANCE AMENDING CHAPTER 3 PERTAINING TO THE  
INDUSTRIAL ZONING DISTRICTS OF THE TROUTDALE  
DEVELOPMENT CODE (TDC).**

**WHEREAS**, the Citizen Advisory Committee met on January 29, 1998 to review and discuss these proposed amendments and gave approval to the amendments, and

**WHEREAS**, the Planning Commission held a public hearing on February 18, 1998, and reviewed the request and forwarded to the City Council a recommendation for approval, and

**WHEREAS**, the City Council held public hearings on March 24, 1998 and April 14, 1998 to provide opportunity for public comment, and

**WHEREAS**, the City Council is now satisfied that this matter has been adequately considered;

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:**

**Section 1:** The Council adopts the following findings of fact.

1. The proposed TDC amendments will not adversely affect the health, safety and welfare of the community.
2. The proposed TDC amendments do not conflict with applicable comprehensive plan goals or policies.
3. The proposed TDC amendments pertain to the three industrial zoning districts (IP, LI, and GI). Most are merely housekeeping amendments to create consistency of how permitted and conditional uses are handled within each of the industrial zoning districts and to eliminate a parcel size provision that is no longer necessary.
4. The proposed TDC amendments to the permitted and conditional uses in each of the industrial zoning districts are intended to allow only those permitted and conditional uses that are consistent with the purposes of these industrial zones, to identify specific major utility facility uses as conditional uses, and create consistency of how permitted and conditional uses are handled within each of the industrial zoning districts.
5. Richard Allan of Ball Janik LLP, Attorneys, representing the I-84 Corporate Center subdivision, requested that the GI (General Industrial) zoning district be amended to also


1 include "distribution and contractor sales" as a permitted use. The City Council concurred  
2 with the proposed amendment and incorporated "distribution and contractor sales" as a  
3 permitted use in the GI (General Industrial) zoning district.  
4

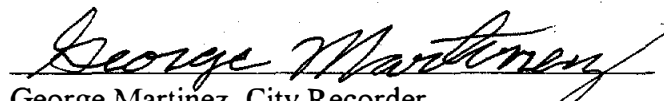
5 6. The TDC amendments will bring the industrial zoning districts in compliance with the  
6 requirements of the Urban Growth Management Functional Plan.  
7

8 **Section 2:** Base upon these findings, the Troutdale Development Code (Ordinance No. 491-0)  
9 is hereby amended to incorporate those changes contained in Attachment A.

10 **Section 3:** These amendments shall take affect thirty (30) days from date of adoption.  
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15 YEA: 7  
16 NAYS: 0  
17 ABSTAINED: 0  
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21 Paul Thalhofer, Mayor  
22 Dated: 4-30-98  
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25   
26 George Martinez, City Recorder  
27 Adopted: 4-29-98  
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1 **Section 1. Section 3.150 is amended to read as follows:**

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3 3.150 INDUSTRIAL PARK

IP

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5 3.151 **Purpose.** This district is intended for a mix of clean, employee-intensive industries, offices,  
6 service and retail commercial uses, which have no off-site impacts in terms of noise, odor,  
7 glare, light, vibration, smoke, dust or other types of off-site impacts. It provides for  
8 combining parking, landscaping and other design features which physically and visually  
9 link structures and uses within one development.

10  
11 3.152 **Permitted Uses.** The following uses and their accessory uses are permitted in an IP district,  
12 provided they are conducted wholly within a completely enclosed building except off-  
13 street parking and loading and public park uses:

- 14  
15 A. Professional offices.
- 16  
17 B. Research, experimental, or testing laboratories.
- 18  
19 C. Assembly of electrical appliances, electronic instruments and devices, computer  
20 components, radio and phonographs, including the manufacture of small parts,  
21 such as coils, condensers, and transformers.
- 22  
23 D. Trade or commercial schools.
- 24  
25 E. Business parks, provided the businesses within the park are permitted or  
26 conditional uses allowed within the IP district.
- 27  
28 F. Delicatessen shops, subject to the following requirements:
- 29  
30 1. The delicatessen shop is located within a building which houses another  
31 permitted use.
- 32 2. No drive-thru window is permitted.
- 33 3. Inside seating area shall not exceed 50% of the shop's gross floor area or  
34 150 square feet, whichever is the lesser.
- 35  
36 G. Utility Facilities, minor.
- 37  
38 H. Public parks, parkways, trails and related facilities.
- 39  
40 I. Other uses similar in nature to those listed above.

41  
42 3.153 **Conditional Uses.** The following uses and their accessory uses are permitted in an IP  
43 district, provided they are conducted wholly within a completely enclosed building except  
44 off-street parking and loading and major utility facilities:

- 1 A. Hotels/motels or convention facilities.  
2  
3 B. Restaurant with or without drive-through window service.  
4  
5 C. Bars, taverns or cocktail lounge in conjunction with a restaurant.  
6  
7 D. Retail, wholesale, and discount sales and services, not to exceed 60,000 square  
8 feet of gross leasable area. The maximum square footage shall be considered a use  
9 limitation.  
10  
11 E. Banks or savings and loan associations.  
12  
13 F. Medical and dental clinics.  
14  
15 G. Convenience stores, not to exceed 3,500 square feet in size.  
16  
17 H. Assembly or limited manufacturing uses when located and arranged according to a  
18 plan providing for aesthetic or other conditions in harmony with the neighborhood.  
19  
20 I. Community Service uses.  
21  
22 J. Utility Facilities, major.  
23  
24 K. Other uses similar in nature to those listed above.  
25  
26 L. Child care facilities, kindergartens, and similar facilities in conjunction with a  
27 permitted use or an approved conditional use.  
28

29 3.154 Dimensional Standards.  
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- 31 A. Lot Size and Coverage.  
32  
33 1. Minimum Lot Width: Minimum lot width shall be one hundred fifty  
34 (150) feet.  
35  
36 2. Lot Coverage: Fifty (50) percent of the site.  
37

1 **Section 2. Section 3.160 is amended to read as follows:**

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3 3.160 LIGHT INDUSTRIAL

LI

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5 3.161 Purpose. This industrial district is intended for light, clean industries usually of a  
6 manufacturing or storage nature with little outdoor storage. These industries usually do  
7 not require rail access and have very little process visibility. They usually create little  
8 or no air or water pollution and have no nuisance factors such as noise or objectionable  
9 odors. Wholesale and limited retail sales are permitted. This industrial district may be  
10 located adjacent to residential or commercial uses with appropriate buffering.

11  
12 3.162 Uses Permitted in an LI zone. All processes and storage in the LI zone shall be entirely  
13 enclosed within a building except that outdoor storage of materials may be approved by  
14 the Director upon a finding that the proposed storage is screened from view from  
15 public rights-of-way by buildings, a fence, hedge, etc.

- 16  
17 A. Manufacturing, fabricating, processing, packing or storage uses except:
- 18 1. Any use having the primary function of storing, utilizing or manufactur-  
19 ing toxic or hazardous materials.
  - 20 2. Any principal use involving the rendering of fats, the slaughtering of fish  
21 or meat, or the fermenting of foods such as sauerkraut, vinegar or yeast,  
22 but not including wineries or breweries.
- 23  
24 B. Utility facilities, major and minor, except for sanitary landfills and transfer  
25 stations, sewage treatment plants and lagoons, and telecommunication towers or  
26 poles.
- 27  
28 C. Research, experimental, or testing laboratories.
- 29  
30 D. Public parks, parkways, trails and related facilities.
- 31  
32 E. Administrative, educational and other related activities and facilities subordinate  
33 to a permitted use on the same premises as the principal use, and/or one  
34 caretaker's residential facilities.
- 35  
36 F. Accessory structures and uses to a particular permitted use.
- 37  
38 G. Vehicle repair shops, entirely within an enclosed building.
- 39  
40 H. Truck, trailer and heavy equipment sales, rental or repair.
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1 I. Manufactured home sales, recreational vehicle sales (excluding automobiles) or  
2 boat sales.

3  
4 J. Retail or combination retail/wholesale lumber and/or building materials yard.

5  
6 K. Other uses similar in nature to those listed above.  
7

8 3.163 Conditional Uses. The following uses and their accessory uses are permitted within a  
9 LI district as conditional uses:

10  
11 A. Heliport.

12  
13 B. Retail, wholesale, and discount sales and services, not to exceed 60,000 square  
14 feet of gross leasable area. The maximum square footage shall be considered a  
15 use limitation.

16  
17 C. Community service uses.

18  
19 D. Sanitary landfills and transfer stations.

20  
21 E. Sewage treatment plants and lagoons.

22  
23 F. Telecommunication towers and poles.

24  
25 G. Other uses similar in nature to those listed above.

26  
27 H. Child care facilities, kindergartens, and similar facilities in conjunction with a  
28 permitted use or an approved conditional use.  
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1 **Section 3. Section 3.170 is amended to read as follows:**

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3 3.170 GENERAL INDUSTRIAL

GI

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5 3.171 **Purpose.** This industrial district is intended for manufacturing industries, large-scale  
6 fabricators, freight and trucking firms, primary metals and lumber, etc., that usually  
7 require highway access and/or rail service. These firms usually have a high degree of  
8 process visibility and need outdoor storage of materials and products. These industries  
9 are likely to create minor air and water pollution, as well as nuisance factors such as  
10 noise and odor and the generation of truck, shipping or rail traffic.

11  
12 3.172 **Uses Permitted in a GI Zone.**

- 13  
14 A. Any manufacturing, distribution, fabricating, processing or storage use.  
15  
16 B. Airport and related uses, including airport supportive commercial and industrial  
17 uses such as maintenance facilities, hangers, aircraft tie-down, passenger  
18 parking, and flight schools.  
19  
20 C. Freight and trucking firms.  
21  
22 D. One caretaker's residence; all other residential uses are prohibited.  
23  
24 E. Administrative offices accessory to permitted industrial uses; all other office  
25 uses are prohibited.  
26  
27 F. Vehicle repair shops.  
28  
29 G. Public parks, parkways, trails and related facilities.  
30  
31 H. Utility facilities, major and minor, except for sanitary landfills and transfer  
32 stations, sewage treatment plants and lagoons, and telecommunication towers or  
33 poles.  
34  
35 I. Product sales, service and/or display accessory to any manufacturing, fabricating  
36 or processing use provided the sales, service and/or display area does not exceed  
37 15 percent of the gross floor area.  
38  
39 J. Other uses similar in nature to those listed above.

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41 3.173 **Conditional Uses.** The following uses and their accessory uses are permitted within a  
42 GI district as conditional uses:  
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- A. Child care facilities, kindergartens, and similar facilities in conjunction with a permitted use or an approved conditional use.
- B. Community service uses.
- C. Concrete or asphalt manufacturing plants.
- D. Recycling centers.
- E. Sanitary landfills and transfer stations.
- F. Sewage treatment plants and lagoons.
- G. Telecommunication towers and poles.
- H. Automobile wrecking yards.
- I. Residential dwelling/hanger mixed use when the hanger is served by a taxiway with direct access to the Troutdale Airport Runway. The use shall be subject to the following requirements:
  - 1. Approval from the Port of Portland;
  - 2. Approval from FAA;
  - 3. No separate accessory structures are allowed.
- J. Other uses similar in nature to those listed above.