

ORDINANCE NO. 1277  
INTRODUCED BY ALL COMMISSIONERS

**AN ORDINANCE AMENDING CHAPTER 16.68 OF THE WARRENTON  
MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR THE COMMERCIAL  
INDUSTRIAL (CI) DISTRICT**

**WHEREAS**, the City Commission is committed to reviewing and adopting code amendments to ensure the right mix of zoning districts is available in the City; and

**WHEREAS**, the addition of a hybrid district allowing both commercial and industrial uses furthers that goal;

**NOW THEREFORE**, the City of Warrenton ordains as follows:

**Section 1.** Chapter 16.68 of the Warrenton Municipal Code is amended as follows:

**Chapter 16.68 COMMERCIAL INDUSTRIAL (CI) DISTRICT**

**16.68.010 Purpose.**

The purpose of the Commercial Industrial Zone is to provide sites for employment-related uses to provide and manufacture products and services in the City of Warrenton. These areas are suitable for larger retail, light manufacturing, fabrication, processing, and bulk storage.

**16.68.020 Permitted Uses.**

The following uses and activities and their accessory uses and activities are permitted in the CI zone if the Community Development Director determines that the uses conform to the standards of Section 16.68.040, applicable Development Code standards, and other City regulations:

- A. Airport support structures, including but not limited to hangars, weather stations, fuel terminals, and storage buildings.
- B. Boat and marine equipment sales, service, or repair facilities.
- C. Building material sales yard. An accessory retail space is permitted but should not take up more than 50% of the site.
- D. Cabinet, carpenter, woodworking, or metal fabrication shops.
- E. Church, synagogue, or other place of worship.
- F. Contractor shop or equipment storage yard for storage and rental of equipment commonly used by a contractor.
- G. Government buildings and uses.

- H. Printing facilities.
- I. Production, processing, assembling, packaging, or treatment of articles and products from previously prepared or semi-finished materials, such as paper, wood, rubber, plastics, fibers, and sheet metal.
- J. Production, processing, assembling, packaging, or treatment of such products as food and beverage products, pharmaceutical, hardware, and machine products. Retail of products made on-site is permitted as an accessory use.
- K. Processing uses such as bottling plants, bakeries, and commercial laundries.
- L. Professional, financial, business, and medical offices.
- M. Public utility facilities.
- N. Research and development laboratories and similar uses.
- O. Retail business establishments over 25,000 square feet.
- P. Storage and distribution services and facilities, including but not limited to truck terminals, warehouses and storage buildings and yards, contractor's establishments, or lumber yards and sales.
- Q. Technical, professional, vocational, and business schools.
- R. Tool and equipment rental.
- S. Transportation facilities and improvements subject to the standards of Section 16.20.040.
- T. Vehicle repair, including but not limited to welding, painting, service, and parts facilities.
- U. Veterinary clinic, kennels.
- V. Similar uses as those listed in this section.

**16.68.030 Conditional Uses.**

The following uses and activities and their accessory uses and activities may be permitted in the CI zone when approved under Chapter 16.220, and subject to the provisions in Section 16.60.040:

- A. Dredge material disposal (DMD) subject to Chapter 16.104.
- B. New community or technical college or similar campus-type facilities subject to institutional master plan standards in Chapter 16.224.
- C. New mini-warehouse or similar storage facilities.
- D. Similar uses as those listed in this section.

**16.68.040 Development Standards.**

The following development standards are applicable in the CI zone:

- A. Density Provisions.
  - 1. Minimum lot size: none.
  - 2. Minimum lot width: none.
  - 3. Minimum lot depth: none.
  - 4. Maximum building height: 45 feet.
  - 5. Maximum lot coverage: none.
- B. Setback Requirements.
  - 1. Minimum front yard setback: none.
  - 2. Minimum side yard setback: none.
  - 3. Minimum rear yard setback: none.

**16.68.050 Design Standards.**

The following development standards are applicable in the CI zone:

- A. All commercial development shall comply with Chapter 16.116.
- B. All industrial development shall comply with Section 16.60.040.
- C. All development adjacent to existing or planned transit stops shall include walkways through the site connecting those stops with all publicly available entrances.
- D. All facilities involved in the production, processing, assembling, packaging, or treatment of products may not emanate any odors beyond 500' of the property line and will demonstrate how the facility captures such odors during the site design review.

**Section 2.** This ordinance shall take full force and effect 30 days after its adoption by the Commission of the City of Warrenton.

**First Reading:** August 27, 2024

**Second Reading:** September 10, 2024

ADOPTED by the City Commission of the City of Warrenton, Oregon this 10 day of September, 2024.

APPROVED:

  
Henry A. Balensifer III, Mayor

ATTEST:

  
Dawne Shaw, CMC, City Recorder