

**City of Sherwood, Oregon**  
**Ordinance No. 2002-1136**

**AN ORDINANCE APPROVING A PLAN TEXT AMENDMENT REGARDING  
CHANGES TO USE DESIGNATIONS IN THE RETAIL AND GENERAL  
COMMERCIAL ZONING DISTRICTS, AND THE LIGHT AND GENERAL  
INDUSTRIAL ZONING DISTRICTS**

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**WHEREAS**, the City initiated the land use application PA 01-06 Changes to Use Designations text amendment to evaluate both existing and proposed types of commercial, industrial and mixed land uses, and add new use designations in the district; and,

**WHEREAS**, the text amendment changes the allowed uses in the zones to further both the goals of the Urban Renewal Plan and values of economic development; and,

**WHEREAS**, the proposed amendments will result in better compatibility and opportunities for businesses, churches and mixed-use developments in these zoning districts;

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

**Section 1. Commission & Council Review.** The City Council finds that the application for a Plan Text Amendment for Changes to Use Designations was subject to a full and proper review, and a public hearing was held before the Planning Commission on September 17<sup>th</sup> and October 1st, 2002. After due and legal notice, the City Council held a public hearing on the application on October 8th, 2002.

**Section 2. Findings.** After full and due consideration of the City Staff Report for PA 01-06, the record and findings of fact, and the recommendations of the Planning Commission, the Council adopts the findings and reasoning contained in the staff reports dated September 17, 2002 (to Planning Commission), and October 8, 2002 (to City Council), and further finds that the proposed plan map and text amendments are consistent with the Statewide Planning Goals, City's Comprehensive Plan and in conformance with the requirements of the Community Development Code Section 4.203.01 (Section 16.56.020 of the City of Sherwood Municipal Code).

**Section 3. Decision.** The Ordinance is approved and the Retail Commercial, General Commercial, Light Industrial and General Industrial Districts are hereby amended per the Ordinance language of Sections 2.109; 2.110; 2.111 and 2.112, detailed in Attachments A and B.

**Section 4. Manager Authorized.** The City Manager is directed to take such action as may be necessary to document these amendments, including producing a codified modification to the Sherwood Zoning and Community Development Code.

**Section 4. Effective Date and Emergency Clause.** This Ordinance shall take effect thirty (30) days after passage by the City Council and approval by the mayor.

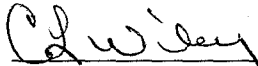
Duly passed by the City Council this 22nd day of October, 2002.

Approved by the Mayor this 22nd day of October, 2002.

Mark Cottle, Mayor



Attest:

  
C.L. Wiley, City Recorder

	AYE	NAY
Heironimus	<input checked="" type="checkbox"/>	_____
Durrell	<input checked="" type="checkbox"/>	_____
Claus	<i>Absent</i>	_____
Mays	<input checked="" type="checkbox"/>	_____
Fox	<input checked="" type="checkbox"/>	_____
Cottle	<input checked="" type="checkbox"/>	_____
7 <sup>th</sup> seat vacant		_____

Attached:

Attachment A: Retail Commercial and General Commercial Zoning Districts.

Attachment B: Light Industrial and General Industrial Zoning Districts.

# ATTACHMENT 'A'

## CHANGE TO USE DESIGNATIONS in COMMERCIAL ZONES

### **2.109 RETAIL COMMERCIAL (RC)**

#### **2.109.01 Purpose**

The RC zoning district provides areas for general retail and service uses that neither require larger parcels of land, nor produce excessive environmental impacts as per Chapter 8.

#### **2.109.02 Permitted Uses**

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8:

- A. Professional services, including but not limited to financial, medical and dental, social services, real estate, legal, artistic, and similar uses.
- B. General retail trade, including bakeries where product distribution is limited to retailing on the premises only.
- C. Personal and business services, including day cares, preschools, and kindergartens.
- D. Postal substations when located entirely within and incidental to a use permitted outright.
- E. Temporary uses, including but not limited to portable construction offices and real estate sales offices, subject to Section 4.500.
- F. Farm and garden supply stores, and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.
- G. Agricultural uses such as truck farming and horticulture, excluding commercial buildings and structures, or the raising of animals other than household pets.
- H. Commercial trade schools.
- I. Motion picture and live theaters, but excluding drive-ins which are prohibited.

- J. Restaurants, taverns, and lounges.
- K. Automotive and other appliance and equipment parts sales, but excluding junkyards and salvage yards which are prohibited.
- L. Blueprinting, printing, publishing, or other reproduction services.
- M. Multi-family housing with a Planned Unit Development (PUD) subject to the provisions of Section 2.105.04 High Density Residential (HDR) Dimensional Standards.
- N. Churches under 5,000 sf in size.

**2.109.03 Conditional Uses**

The following uses are permitted as conditional uses, provided such uses meet the applicable environmental performance standards contained in Chapter 8, and are approved in accordance with Section 4.300:

- A. Automotive service stations, including tire and wheel balancing, and incidental repair, when conducted entirely within an enclosed building.
- B. Automotive, light truck and small equipment repair and service, when conducted entirely within an enclosed building.
- C. Churches and parsonages, when all structures together total over 5,000 sf in size.
- D. Cemeteries and crematory mausoleums.
- E. Public and private utility buildings, including but not limited to telephone exchanges, electric substations, gas regulator stations, sewage treatment plants, water wells, and public work yards.
- F. Government offices, including but not limited to administrative offices, post offices, and police and fire stations.
- G. Public use buildings, including but not limited to libraries, museums, community centers, and senior centers.
- H. Medical, dental, and similar laboratories.
- I. Private lodges, fraternal organizations, country clubs, sports and racquet clubs, and other similar clubs, but excluding golf courses which are prohibited.
- J. Motels or hotels.

- K. Residential apartments when located on the upper floors, in the rear of, or otherwise clearly secondary to commercial buildings, as defined in 2.109.06 (B).
- L. Public recreational facilities, including but not limited to parks, playfields, and sports and racquet courts, but excluding golf courses which are prohibited.
- M. Public and private schools providing education at the elementary school level or higher.
- N. Veterinarian offices and animal hospitals.
- O. Building material sales and lumber yards when conducted entirely within an enclosed building.
- P. Any incidental business, service, processing, storage or display, not otherwise permitted by Section 2.109, that is essential to and customarily associated with a use permitted outright, provided said incidental use is conducted entirely within an enclosed building.
- Q. Residential care facilities.
- R. Special care facilities, including but not limited to hospitals, sanitariums, convalescent homes, nursing homes, specialized living facilities and assisted living facilities.

**2.109.04 Prohibited Uses**

The following uses are expressly prohibited:

- A. Adult entertainment businesses.
- B. Junkyards and salvage yards.
- C. Drive-in motion picture theaters.
- D. Wholesale trade, warehousing, commercial storage, and mini-warehousing.
- E. Contractors storage and equipment yards.
- F. Automobile, recreational vehicle, motorcycle, truck, manufactured home, boat, farm, and other large equipment sales, rental, or service.

- G. Radio, telephone, and similar communication stations, including transmitters.
- H. Wholesale plant nurseries.
- I. Any other prohibited uses noted in Sections 2.109.02 or 2.109.03.

**2.109.05 Dimensional Standards**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

**A. Lot Dimensions**

Except as otherwise provided, required minimum lot areas and dimensions shall be:

- 1. Lot area: 5,000 sq ft
- 2. Lot width at front property line: 40 feet
- 3. Lot width at building line: 40 feet

**B. Setbacks**

Except as otherwise provided, required minimum setbacks shall be:

- 1. Front yard: None, except when the lot abuts a residential zone, the front yard shall be that required in the residential zone.
- 2. Side yard: None, except ten (10) feet where adjoining a residential zone or public park.
- 3. Rear yard: None, except ten (10) feet where adjoining a residential zone or public park.
- 4. Existing residential uses shall maintain setbacks specified in Section 2.105.04.

**C. Height**

Except as otherwise provided, the maximum height of structures shall be fifty (50) feet, except that structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential area. Structures over fifty (50) feet in height may be permitted as conditional uses, subject to Section 4.300.

**2.109.06 Community Design**

A. For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Chapters 5, 8 and 9.

B. The residential portion of a mixed use can be considered clearly secondary to commercial uses in mixed use developments when traffic trips generated, dedicated parking spaces, signage, and the road frontage of residential uses are all exceeded by that of the commercial component, and the commercial portion of a site is located primarily on the ground floor.

**2.109.07 Flood Plain**

Except as otherwise provided, Section 8.202 shall apply.

## **2.110 GENERAL COMMERCIAL (GC)**

### **2.110.01 Purpose**

The GC zoning district provides for commercial uses which require larger parcels of land, and or uses which involve products or activities which require special attention to environmental impacts as per Chapter 8.

### **2.110.02 Permitted Uses**

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8:

- A. Professional services, including but not limited to financial, medical and dental, social services, real estate, legal, artistic, and similar uses.
- B. General retail trade, including bakeries where product distribution is limited to retailing on the premises only.
- C. Personal and business services, including day cares, preschools, and kindergartens.
- D. Postal substations when located entirely within and incidental to a use permitted outright.
- E. Temporary uses, including but not limited to portable construction offices and real estate sales offices, subject to Section 4.500.
- F. Farm and garden supply stores, and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.
- G. Agricultural uses such as truck farming and horticulture, excluding commercial buildings and structures, or the raising of animals other than household pets.
- H. Commercial trade schools.
- I. Motion picture and live theaters, but excluding drive-ins which are prohibited.
- J. Restaurants, taverns, and lounges.
- K. Automotive and other appliance and equipment parts sales, but excluding junkyards and salvage yards which are prohibited.
- L. Blueprinting, printing, publishing, or other reproduction services.



- M. Automobile, recreational vehicle, motorcycle, truck, manufactured home, boat, farm, and other equipment sales, parts sales, repairs, rentals or service.
- N. Limited manufacturing, including only: beverage bottling plants, commercial bakeries, machine shops, and handicraft manufacturing.
- O. Building material sales, lumberyards, contractors storage and equipment yards, building maintenance services, and similar uses.
- P. Veterinarian offices and animal hospitals.
- Q. Agricultural uses including but not limited to farming, and wholesale and retail plant nurseries, with customarily associated commercial buildings and structures permitted.
- R. Medical, dental, and similar laboratories.
- S. Truck and bus yards and terminals.
- T. Adult entertainment business, subject to Section 2.208.
- U. Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure provided the applicant can demonstrate to the satisfaction of the City that the location of the antenna on City-owned property would be unfeasible.
- V. Multi-family housing within a Planned Unit Development (PUD) subject to the provisions of Section 2.105.04 High Density Residential (HDR) Dimensional Standards.
- W. Churches under 5,000 sf in size.

**2.110.03 Conditional Uses**

The following uses are permitted as conditional uses, provided such uses meet the applicable environmental performance standards contained in Chapter 8, and are approved in accordance with Section 4.300:

- A. Special care facilities, including but not limited to hospitals, sanitariums, convalescent homes, correctional institutions, and residential care facilities.
- B. Radio, television, and similar communication stations, including transmitters and wireless communication towers except for towers located within 1,000 feet of the Old Town District which are prohibited.

- C. Churches and ~~parsonages~~ over 5,000 sf in size.
- D. Cemeteries and crematory mausoleums.
- E. Public and private utility buildings, including but not limited to telephone exchanges, electric substations, gas regulator stations, treatment plants, water wells, and public work yards.
- F. Government offices, including but not limited to administrative offices, post offices, and police and fire stations.
- G. Public use buildings including but not limited to libraries, museums, community centers and senior centers.
- H. Private lodges, fraternal organizations, country clubs, sports and racquet clubs, and other similar clubs, but excluding golf courses which are prohibited.
- I. Motels or hotels.
- J. Residential apartments when located on the upper floors, in the rear of, or otherwise clearly secondary to a commercial building, as defined in 2.110.06 (B).
- K. Public recreational facilities, including but not limited to parks, playfields, and sports and racquet courts, but excluding golf courses which are prohibited.
- L. Public and private schools providing education at the elementary school level or higher.
- M. Any incidental business, service, process, storage or display, not otherwise permitted by Section 2.110, that is essential to and customarily associated with any use permitted outright.

**2.110.04 Prohibited Uses**

The following uses are expressly prohibited:

- A. Junkyards and salvage yards.
- B. Industrial and manufacturing uses, except as specifically permitted by Sections 2.110.02 and 2.110.03.
- C. Any other prohibited use noted in Section 2.110.03.

**2.110.05 Dimensional Standards**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

**A. Lot Dimensions**

Except as otherwise provided, required minimum lot areas and dimensions shall be:

1. Lot area: 10,000 sq ft
2. Lot width at front property line: 70 feet
3. Lot width at building line: 70 feet

**B. Setbacks**

Except as otherwise provided, required minimum setbacks shall be:

1. Front yard: None, unless the lot abuts a residential zone, then the front yard shall be that required in the residential zone.
2. Side yard: None, unless abutting a residential zone or public park property, then there shall be a minimum of twenty (20) feet.
3. Rear yard: None, unless abutting a residential zone, then there shall be minimum of twenty (20) feet.
4. Existing residential uses shall maintain setbacks specified in Section 2.105.04.

**C. Height**

Except as otherwise provided, the maximum height of structures shall be fifty (50) feet, except that structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential area. Structures over fifty (50) feet in height may be permitted as conditional uses, subject to Section 4.300.

**2.110.06 Community Design**

A. For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Chapters 5, 8 and 9.

B. The residential portion of a mixed use can be considered clearly secondary to commercial uses in mixed use developments when traffic trips generated, dedicated parking spaces, signage, and the road frontage of residential uses are all exceeded by that of the commercial component, and the commercial portion of a site is located primarily on the ground floor.

**2.110.07 Flood Plain**

Except as otherwise provided, Section 8.202 shall apply.

# ATTACHMENT 'B'

## CHANGE TO USE DESIGNATIONS in INDUSTRIAL ZONES

### **2.111 LIGHT INDUSTRIAL (LI)**

#### **2.111.01 Purpose**

The LI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products which have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Commission.

#### **2.111.02 Permitted Uses**

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8. Incidental retail sales, limited to 10% of the total floor area of a business, may be permitted as a secondary function of a permitted or conditional use, subject to the review and approval of the Hearing Authority.

- A. Contractor's offices and other offices associated with a use permitted in the LI zone.
- B. Public and private utilities, including but not limited to telephone exchanges, electric substations, data centers, gas regulator stations, sewage treatment plants, water wells and public work yards.
- C. Glass installation and sales.
- D. ~~Government facilities, including police, fire, and vehicle testing stations.~~
- E. Laboratories for testing and medical, dental, photographic, or motion picture processing, except as prohibited by Section 2.111.04E.
- F. Industrial hand tool and supply sales, primarily wholesaled to other industrial firms or industrial workers.
- G. Other similar light industrial uses subject to Section 4.600.
- H. Dwelling unit for one (1) security person employed on the premises, and their immediate family.
- I. PUDs, new and existing, subject to the provisions of Section 2.202. New PUDs may mix uses which are permitted within the boundaries of the

PUD. Approved PUDs may elect to establish uses which are permitted or conditionally permitted under the base zone text applicable at the time of final approval of the PUD.

- J. Temporary uses, including but not limited to construction and real estate sales offices, subject to Section 4.500.
- K. Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure provided the applicant can demonstrate to the satisfaction of the City that the location of the antenna on City-owned property would be unfeasible.
- L. Business and professional office.
- M. Tool and equipment rental.
- N. Blueprinting, printing, publishing, or other reproduction services.
- O. Farm and garden supply stores and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.
- P. Medical, dental and similar laboratories.
- Q. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of the following articles or products:
  - 1. Food products, including but not limited to candy, dairy products, beverages, coffee, canned goods and baked goods, and meat and poultry, except as prohibited by Section 2.111.04.
  - 2. Appliances, including but not limited to refrigerators, freezers, washing machines, dryers, small electronic motors and generators, heating and cooling equipment, lawn mowers, rototillers, and chain saws, vending machines, and similar products and associated small parts.
  - 3. Cosmetics, drugs, pharmaceuticals, toiletries, chemicals and similar products, except as prohibited by Section 2.111.04.
  - 4. Electrical, radio, television, optical, scientific, hearing aids, electronic, computer, communications and similar instruments, components, appliances and systems, and similar products and associated small parts.
  - 5. Building components and household fixtures, including but not limited to furniture, cabinets, and upholstery, ladders, mattresses,

doors and windows, signs and display structures, and similar products and associated small parts.

6. Recreational vehicles and equipment, including but not limited to bicycles, recreational watercraft, exercise equipment, and similar products and associated small parts, but excluding motorized equipment unless otherwise permitted by Section 2.111.02 or 2.111.03.
7. Musical instruments, toys and novelties.
8. Pottery and ceramics, limited to products using previously pulverized clay.
9. Textiles and fiber products.
10. Other small products and tools manufactured from previously prepared or semi-finished materials, including but not limited to bone, fur, leather, feathers, textiles, plastics, glass, wood products, metals, tobacco, rubber, and precious or semi-precious stones.

#### **2.111.03 Conditional Uses**

The following uses are permitted as Conditional Uses provided such uses meet the applicable environmental performance standards contained in Chapter 8 and are approved in accordance with Section 4.300:

- A. Laundry, dry cleaning, dyeing or rug cleaning plants.
- B. Light metal fabrication, machining, welding and electroplating and casting or molding of semi-finished or finished metals.
- C. Offices associated with a use conditionally permitted in the LI zone.
- D. Sawmills.
- E. Radio, television and similar communication stations, including transmitters and wireless communication towers, except for towers located within 1,000 feet of the Old Town District which are prohibited.
- F. Restaurants without drive-thru.
- G. Hospitals and emergency care facilities.
- H. Automotive, recreational vehicle, motorcycle, truck, manufactured home, boat, farm and other equipment repair or service.
- I. Commercial trade schools.

- J. Wholesale building material sales, lumberyards, contractors storage and equipment yards, building maintenance services, and similar uses.
- K. Retail uses for warehousing or manufacturing operations, limited to 10% of the total floor area and not to exceed 60,000 square feet of gross leaseable area per building or business. The retail area shall be physically separated by a wall or other barrier from the manufacturing or warehousing operation. Warehousing and storage areas shall not be used as showrooms.
- L. Power generation plants and associated facilities.
- M. Veterinarians offices and animal hospitals.
- N. Automobile, boat, trailer and recreational vehicle storage.
- O. Daycares and pre-schools if fully integrated with, and secondary to a use elsewhere permitted in Section 2.111.02 or 2.111.03.
- P. Government facilities, including police, fire, and vehicle testing stations.

**2.111.04 Prohibited Uses**

The following uses are expressly prohibited:

- A. Adult entertainment businesses.
- B. Any use permitted or conditionally permitted under Section 2.111 that is not specifically listed in this Section, and any use listed in Section 2.111.04.
- C. Auto wrecking and junk or salvage yards.
- D. Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products.
- E. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing, or storage of the following products or substances, except for any incidental business, service, process, storage, or display that is essential to and customarily associated, in the City's determination, with any otherwise permitted or conditionally permitted use:
  - 1. Abrasives, acids, disinfectants, dyes and paints, bleaching powder and soaps and similar products.
  - 2. Ammonia, chlorine, sodium compounds, toxins, and similar chemicals.



3. Celluloid or pyroxylin.
  4. Cement, lime, gypsum, plaster of Paris, clay, creosote, coal and coke, tar and tar-based roofing and waterproofing materials and similar substances.
  5. Explosives and radioactive materials.
  6. Fertilizer, herbicides and insect poison.
  7. Other similar products or compounds which are determined to be detrimental to the health, safety and welfare of the community.
- F. Metal rolling and extraction mills, forge plants, smelters and blast furnaces.
- G. Pulp mills and paper mills.
- H. Slaughter of livestock or poultry, the manufacture of animal by-products or fat rendering.
- I. Leather tanneries.
- J. General purpose solid waste landfills, incinerators, and other solid waste facilities.
- K. Restaurants with drive-thru facilities.
- L. Retail trade, except as permitted by Section 2.111.02 above.

**2.111.05 Dimensional Standards**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

**A. Lot Dimensions**

Except as otherwise provided, required minimum lot areas and dimensions shall be:

1. Lot area: 10,000 sq ft
2. Lot width at front property line: 100 feet
3. Lot width at building line: 100 feet

**B. Setbacks**

Except as otherwise provided, required minimum setbacks shall be:

1. Front yard: Twenty (20) feet, except when abutting a residential zone or public park, then there shall be a minimum of forty (40) feet.
2. Side yard: None, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.
3. Rear yard: None, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.
4. Corner lots: Twenty (20) feet on any side facing a street, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.

**C. Height**

Except as otherwise provided, the maximum height shall be fifty (50) feet, except that structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

**2.111.06 Community Design**

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Chapters 5, 8 and 9.

**2.111.07 Flood Plain**

Except as otherwise provided, Section 8.202 shall apply.

**2.112 GENERAL INDUSTRIAL (GI)**

**2.112.01 Purpose**

The GI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products from previously prepared or raw materials, providing such activities can meet and maintain minimum environmental quality standards and are situated so as not to create significant adverse effects to residential and commercial areas of the City. The minimum contiguous area of any GI zoning district shall be fifty (50) acres.

**2.112.02 Permitted Uses**

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8.

- A. Contracting and building material and equipment storage yards, cold storage facilities, equipment rental and sales, building materials sales, and building maintenance services yard, except as prohibited by Section 2.112.04.
- B. Public and private utilities, including but not limited to telephone exchanges, electric substations, gas regulator stations, sewage treatment plants, water wells, and public works yards.
- C. Laboratories for testing and medical, dental, photographic, or motion picture processing, except as prohibited by Section 2.112.04.
- D. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing, or storage of the following articles or products, except as prohibited in Section 2.112.04:
  - 1. Drugs, pharmaceuticals, toiletries, cosmetics, chemicals and similar products, except as prohibited in Section 2.112.04.
  - 2. Electrical, radio, television, optical, scientific, hearing aids, electronic, computer, communication and similar instruments, components appliances and systems, and similar products and associated small parts.
  - 3. Food products, including but not limited to candy, dairy products, beverages, coffee, canned goods, baked goods, and meat and poultry, except as per Section 2.112.04.
  - 4. Furniture, cabinetry, upholstery, and signs and display structures.
  - 5. Glass and ceramics.
  - 6. Iron, steel, sheetmetal, other metal products, hand tools, including machining, welding, electroplating, and casting and molding of semi-finished and finished metals, except as prohibited by Section 2.112.04.
  - 7. Leather products, except as per Section 2.112.04.
  - 8. Musical instruments, toys, and novelties.
  - 9. Paper, wood, lumber and similar products, except as prohibited by Section 2.112.04.
  - 10. Plastics and plastic products.

11. Recreational vehicles, and other motor vehicles, manufactured homes, trailers, boats and farm equipment and greenhouses.
  12. Boxes and containers made from paper, wood, metal and other materials.
  13. Textile and fiber products.
  14. Appliances, including but not limited to refrigerators, freezers, washing machines, dryers, small electric motors and generators, heating and cooling equipment, lawn mowers, rototillers, and chain saws, vending machines, and similar products and associated small parts.
  15. Other small products and tools composed of previously prepared or semi-finished materials, building components and household fixtures, including but not limited to furniture, cabinets, and upholstery, ladders, mattresses, doors and windows, signs and display structures, and similar products and associated small parts.
- E. Wholesale plumbing supplies and service.
  - F. Blueprinting, printing, publishing or other reproduction services.
  - G. Laundry, dry cleaning, dyeing, or rug cleaning plants.
  - H. Truck and bus yards and terminals.
  - I. Wholesale trade, warehousing, commercial storage, and mini-warehousing, except as prohibited in Section 2.112.04.
  - J. Other similar general industrial uses, subject to Section 4.600.
  - K. Dwelling unit for one (1) security person employed on the premises and their immediate family.
  - L. PUDs, new and existing, subject to the provisions of Section 2.202. New PUDs may mix uses which are permitted in other underlying zoning within the boundaries of the PUD. Approved PUDs may elect to establish uses which were permitted or conditionally permitted under the base zone text applicable at the time of final approval of the PUD.
  - M. Temporary uses, including but not limited to construction and real estate sales offices, subject to Section 4.500.
  - N. Other uses permitted outright in the LI zone, Section 2.112.02, except for those uses listed as a conditional use in the GI zone and except for adult entertainment businesses which are prohibited.

- O. Wireless communication antennas co-located on an existing tower or on an existing building or structure not exceeding the roof of the structure provided the applicant can demonstrate to the satisfaction of the City that the location of the antenna on City-owned property would be unfeasible.
- P. Business and professional offices.
- Q. Tool and equipment rental.
- R. Building material sales, lumberyards, contractors storage and equipment yards, building maintenance services, and similar uses.
- S. Farm and garden supply stores and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.
- T. Medical, dental and similar laboratories.

**2.112.03 Conditional Uses**

The following uses are permitted as conditional uses provided such uses meet the applicable environmental performance standards contained in Chapter 8 and are approved in accordance with Section 4.300:

- A. ~~Government offices~~ facilities, including but not limited to postal ~~stations~~, ~~administrative offices~~, police and fire stations.
- B. Sand and gravel pits, rock crushers, concrete and asphalt mixing plants, and other mineral and aggregate extraction subject to Section 2.112.04 and Section 8.302.
- C. Radio, television and similar communication stations, including transmitters and wireless communication towers except for towers located within 1,000 feet of the Old Town District which are prohibited.
- D. Hospitals and emergency care facilities.
- E. Automotive, recreational vehicle, motorcycle, truck, manufactured home, boat, farm and other equipment repair or service.
- F. Power stations serving a permitted use.
- G. Restaurants without drive-thru.
- H. Daycares and preschools if fully integrated with, and secondary to, a use elsewhere permitted in Section 2.221.02 or 2.221.03.

- I. Solid waste transfer stations.
- J. Commercial trade schools.
- K. Retail uses for warehousing or manufacturing operations, limited to 10% of the total floor area and not to exceed 60,000 square feet of gross leaseable area per building or business. The retail area shall be physically separated by a wall or other barrier from the manufacturing or warehousing operation. Warehousing and storage areas shall not be used as showrooms.
- L. Compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of the following articles or products, except that outside storage of these materials shall be prohibited:
  - 1. Abrasives, acids, disinfectants, dyes and paints, bleaching powder and soaps and similar products.
  - 2. Ammonia, chlorine, sodium compounds, toxins, and similar chemicals.
  - 3. Fertilizer, herbicides and insecticides.
- M. Manufacture of biomedical compounds as regulated by the U.S. Food and Drug Administration.

**2.112.04 Prohibited Uses**

The following uses are expressly prohibited:

- A. All uses permitted in residential or commercial zones not otherwise specifically permitted by Sections 2.112.02 and 2.112.03.
- B. Auto wrecking and junk or salvage yards.
- C. Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products.
- D. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing, or storage of the following products or substances, except for any incidental business, service, process, storage, or display that is essential to and customarily associated, in the City's determination, with any otherwise permitted or conditionally permitted use:
  - 1. ~~Abrasives, acids, disinfectants, dyes and paints, bleaching powder and soaps and similar products.~~

- ~~2. Ammonia, chlorine, sodium compounds, toxins, and similar chemicals.~~
  - 3. Celluloid or pyroxylin.
  - 4. Cement, lime, gypsum, plaster of Paris, clay, creosote, coal and coke, tar and tar-based roofing and waterproofing materials and similar substances.
  - 5. Explosives and radioactive materials.
  - ~~6. Fertilizer, herbicides and insect poison.~~
  - 7. Other similar products or compounds which are determined to be detrimental to the health, safety and welfare of the community.
- E. Metal rolling and extraction mills, forge plants, smelters and blast furnaces.
  - F. Saw mills and paper mills.
  - G. Slaughter of livestock or poultry, the manufacture of animal by-products or fat rendering.
  - H. Leather tanneries.
  - I. General purpose solid waste landfills, incinerators, and other solid waste facilities except as permitted per Section 2.112.03 and Section 8.303.

**2.112.05 Dimensional Standards**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

**A. Lot Dimensions**

Except as otherwise provided, required minimum lot areas and dimensions shall be:

- 1. Lot area: 20,000 sq ft
- 2. Lot width at front property line: 100 feet
- 3. Lot width at building line: 100 feet

**B. Setbacks**

Except as otherwise provided, required minimum setbacks shall be:

1. Front yard: None, except when abutting a residential zone or public park, then there shall be a minimum of fifty (50) feet.
2. Side yard: None, except when abutting a residential zone, then there shall be a minimum of fifty (50) feet.
3. Rear yard: None, except when abutting a residential zone, then there shall be a minimum of fifty (50) feet.
4. Corner lots: None, except when abutting a residential zone, then there shall be a minimum of fifty (50) feet.

**C. Height**

Except as otherwise provided, the maximum height shall be fifty (50) feet, except that structures within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

**2.112.06 Community Design**

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Chapters 5, 8 and 9.

**2.112.07 Flood Plain**

Except as otherwise provided, Section 8.202 shall apply.