



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

July 26, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Keizer Plan Amendment
DLCD File Number 002-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 11, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jason Locke, DLCD Regional Representative
Sam Litke, City of Keizer

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2 Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF
JUL 24 2006
LAND CONSERVATION
AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: Keizer Local file number: _____

Date of Adoption: 7/17/2006 Date Mailed: 7/21/2006

Date original Notice of Proposed Amendment was mailed to DLCD: 3/17/2006

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

- 1. Section 2.113 (Industrial Business Park) revision to allow movie theaters under category of amusement and recreation.**
- 2. Section 2.119 (General Employment) changes to amend dimensional standards to include provision for a qualified abutting lot and defines when this option may be used, allowance for master parking plan in Keizer Station**

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

- 1. Same.**
- 2. Deletes provision for tire service center, includes provision allowing businesses within Keizer Station to follow master parking plan.**
- 3. Deleted proposed amend to 1.200 (Definitions) for def. on tire service center.**
- 4. Deleted proposed amendment to 2.420 (Automotive Service) for new tire service center standards.**

Plan Map Changed from: na to: na

Zone Map Changed from: na to: na

Location: na Acres Involved: na

Specify Density: Previous: na New: na

Applicable Statewide Planning Goals: na

Was and Exception Adopted? YES NO

DLCD File No.: 002-06(15096)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

none

Local Contact: Sam Litke, Senior Planner Phone: (503) 856-3442 Extension: _____

Address: 390 Chemawa Rd. City: Keizer

Zip Code + 4: 97307- Email Address: litkes@keizer.org

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

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BILL NO. 523

A BILL

ORDINANCE NO.
2006- 544

FOR

AN ORDINANCE

AMENDING KEIZER DEVELOPMENT CODE REGARDING
SECTION 2.113 (INDUSTRIAL BUSINESS PARK) AND
SECTION 2.119 (GENERAL EMPLOYMENT); AMENDING
ORDINANCE 98-389; DECLARING AN EMERGENCY

WHEREAS, the Keizer Planning Commission has recommended to the Keizer
City Council amendments to the Keizer Development Code (Ordinance No. 98-389); and

WHEREAS, the City Council has held a hearing on this matter and considered the
testimony given and the recommendation of the Keizer Planning Commission; and

WHEREAS, the Keizer City Council has determined that it is necessary and
appropriate to amend the Keizer Development Code as set forth herein; and

WHEREAS, the Keizer City Council has determined that such amendments meet
the criteria set forth in state law, the Keizer Comprehensive Plan, and the Keizer
Development Code;

1 NOW, THEREFORE,

2 The City of Keizer ordains as follows:

3 Section 1. FINDINGS. The City of Keizer adopts the Findings set forth in
4 Exhibit "A" attached hereto and by this reference incorporated herein.

5 Section 2. AMENDMENT TO THE KEIZER DEVELOPMENT CODE. The
6 Keizer Development Code (Ordinance No. 98-389) is hereby amended by the adoption
7 of the changes to Section 2.113 (Industrial Business Park) and Section 2.119 (General
8 Employment) as set forth in Exhibit "B" attached hereto, and by this reference
9 incorporated herein.

10 Section 3. SEVERABILITY. If any section, subsection, sentence, clause,
11 phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, or
12 is denied acknowledgment by any court or board of competent jurisdiction, including,
13 but not limited to the Land Use Board of Appeals, the Land Conservation and
14 Development Commission and the Department of Land Conservation and Development,
15 then such portion shall be deemed a separate, distinct, and independent provision and
16 such holding shall not affect the validity of the remaining portions hereof.

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1 Section 4. EFFECTIVE DATE. This Ordinance being necessary for the
2 immediate preservation of the public health, safety and welfare, an emergency is declared
3 to exist and this Ordinance shall take effect immediately upon its passage.

4 PASSED this 17th day of July, 2006.

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6 SIGNED this 17th day of July, 2006.

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Mayor

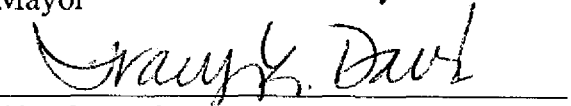
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13 City Recorder

EXHIBIT "A"

FINDINGS

I. GENERALLY

The proposal is for amendments to the Keizer Development Code (KDC). One amendment concerns the EG zoning district (KDC 2.119.09(B) and .10(6)). The second amends the IBP zoning district (KDC 2.113.02(L)(4)) and the IBP provisions of the EG zoning district (KDC 2.119.03(L)(4)). The third amends the EG Zoning district provisions in KDC 2.119.10 to make the minimum required street side setback for industrially designated land in the EG district the same as for commercially designated land in the EG district. (A fourth amendment is in the nature of a housekeeping amendment that clarifies when the term "lot" or "lots" are used in the EG district provisions below, that the term also refers to the term "parcel" or "parcels." Finds are not presented for this amendment.)

1. Proposed Amendment One

Amendments to EG zoning district (2.119.09(B) and .10(6)). The EG district only exists within the City's KSP Village Center. The proposed amendments are first to create and define the concept of "qualified abutting lots" and establish that groups of up to four qualified abutting lots may be considered together for purposes of determining compliance with the dimensional standards of this part of the KDC. The amendment also creates an exemption from the dimensional standards chart of KDC 2.119.09(B) for lots composed of less than one acre the perimeter of which is 80% or more surrounded by existing public rights of way or other land that has previously been dedicated to the public for public access purposes. Finally, the amendment codifies an existing interpretation of city parking provisions that parking for master planned areas may be approved if the parking for the entire master planned area is within the amount of parking that the city's code allows or requires.

2. Proposed Amendment Two:

Proposed Amendment Two is an amendment to the IBP zoning district (KDC 2.113.02(L)(4)) and the IBP provisions of the EG zoning district (KDC 2.119.03(L)(4)).

The majority of the City's IBP designated land is in the KSP area. A small amount of IBP land is located elsewhere in the City. Under the proposed amendment, the opportunity for an applicant to apply for a theater (as described in SIC Code 78) among the kinds of public recreational uses allowed in the IBP district is to be made available to anyone owning or controlling IBP zoned land. The only kind of theater proposed to be authorized as a use permitted in the IBP district by this amendment is a theater of a type described in the City's SIC manual, which is identified as SIC Code (78). All references

in this amendment and associated findings to the term “theater” refers to a theater as described in the City’s SIC Code (78).

3. Proposed Amendment Three:

This amendment makes required minimum street setbacks consistent within the EG zoning district. After the amendment, minimum street side setbacks are 10 feet for both industrially and commercially designated land in the KSP’s EG areas. The amendment also clarifies that this development standards chart above has applicability to both lots and parcels. See the table set forth below:

2.119.10 Development Standards

A. Height, Setback, Coverage, and Landscaping Requirements

Development Type	Building Standards		Building Setbacks			Minimum Landscaping	
	Maximum Height	Maximum Lot or parcel Coverage	Street-side		Side/Rear Not Adjacent to Residential zone	Adjacent to Residential zone	Percentage of Lot or Parcel Area
			Min	Max			
Commercial (2.119.05 & .06)	100 ft. (1)	85% (2)	10 ft.	20 ft. (3)	None	40 ft.	15% (5)(6)
Industrial (2.119.03 & .04)	100 ft. / 15ft. within 50 of any residential zone (1)	80% (2)	10 ft.	None	None	40 ft.	20% (5)(6)

II. FINDINGS OF COMPLIANCE WITH APPLICABLE STANDARDS

The following standards apply or potentially apply to the proposed amendments to the Keizer Development Code. The proposal does not amend the City’s Comprehensive Plan. Therefore, no findings of compliance with plan amendment standards are required.

A. KDC 3.111.04 Criteria for Approval

“Amendments to the Comprehensive Plan or Development Ordinance text shall be approved if the evidence can substantiate the following: (2/01)

“A. Impact of the proposed amendment on land use and development patterns within the city, as measured by: (5/98)”

INTRODUCTORY FINDING : At the outset the City notes that the measurement of impacts under this provision of the KDC does not establish a series of individual approval standards. Rather, this provision is interpreted to mean that the City is to measure and balance impacts of each impact category listed below that are anticipated from the proposed amendments, in order to determine whether any anticipated impacts are unacceptable and, if not, whether anticipated impacts are capable of being mitigated to the City's satisfaction.

"1. Traffic generation and circulation patterns; (5/98)"

FINDING: Proposed Amendment One will have no impact on traffic generation and circulation patterns. Proposed Amendment One simply allows a group of up to four (4) qualified abutting lots to be considered together for purposes of determining whether such qualified abutting lots meet certain dimensional standards in the EG district. By definition, a qualified abutting lot cannot add an additional curb cut that would not otherwise be allowed, so it cannot add traffic impacts not already contemplated by the zoning district. Similarly, the same use types and their attendant traffic generation impacts are allowed and disallowed in the EG zone regardless of the proposed amendment for qualified abutting lots. Calculating compliance with dimensional standards has no impact on the number or type of uses allowed in the zoning district. Further, exempting what are essentially small remnant lots or parcels that are 80% or more surrounded by existing public accesses or existing rights of way, from the dimensional standards and classification chart has no impact on traffic generation and circulation patterns.

Finally, the amendment to KDC 2.119.10(6) simply codifies an existing city interpretation of existing city code provisions that parking in mixed use master planned areas need not be measured by parking standards for the individual uses in the master planned area. Rather, the KDC required parking minimums and maximums may be spread over the entire master planned mixed use area. All city parking standards are met under this codified interpretation of existing city code standards, as neither the total aggregate amount of parking required as a minimum or maximum for the master planned area is violated; rather parking is supplied within the city code requirements as spread over the entire master planned area.

Therefore, proposed Amendment One has no impact on traffic generation and circulation patterns.

Proposed Amendment Two also has no impact on traffic generation and circulation patterns. Regarding circulation, Proposed Amendment Two as it affects the KSP area does not authorize circulation patterns to differ from those authorized and required by applicable master plans and other standards that apply. In the KSP area, where "any project" has a "projected daily average traffic" that exceeds "250 vehicle trips per day", a traffic impact analysis and a "written explanation of how negative impacts will be mitigated" is required as a part of required master plans. KDC 3.113.03(A)(11), (B)(2), (C)(2), (D)(2), (E)(2). Any theater approved under the

standard to be adopted under Proposed Amendment Two will be required to meet this and other standards. For other areas of the City having IBP land, the particular standards of the IBP district must also be met; as well as City general and City Development Standards, as well as City Street Standards. While Proposed Amendment Two will allow another type of public amusement use in the IBP district, in addition to those that already are allowed by the KDC to be established in that district, this amendment does not of itself approve any particular use, including any particular theater proposal. Any proposal must still meet applicable standards and may be disallowed in the City's discretion if the use proposal fails to do so.

Proposed Amendment Three has no impact on traffic generation and circulation patterns. It simply makes the minimum street side setbacks within the EG district consistent between use types.

2. Population concentrations; (5/98)

FINDING: Proposed Amendment One has no direct impact on the concentration of population within the EG zone in the KSP area, where it simply relates to the manner of determining the dimensions of certain lots or parcels; it does not increase the number or types of uses otherwise allowed in the KSP area. However, it is anticipated that Proposed Amendment One indirectly facilitates the development of the KSP area as it was envisioned, by minimizing regulatory hurdles in order to achieve the KSP's public benefits and regulatory objectives. This amendment helps the KSP to achieve its planned objective of being an intensely developed economic center so that no land area is wasted. In this regard, the other part of the proposed amendment -- exemption of small essentially remnant lots or parcels -- similarly ensures KSP developability as envisioned in the intensive KSP economic development area and that no valuable urban lot or parcel is wasted. As such, Amendment One facilitates development within the City limits as opposed to putting pressure outside the City or on the UGB. To this extent, Proposed Amendment One has a positive impact on population centers by maintaining population centers within the City, in a centralized industrial and commercial business area represented by the City's chosen locations of the IBP district. *See Keizer Comprehensive Plan Policy B "Urban Growth and Growth Management."* However, the codification of existing city interpretation of existing city parking requirements has no impact on population centers. Rather, it simply reflects an interpretation of an existing code provisions regarding the manner in which required parking minimum and maximums for master planned areas are determined.

Proposed Amendment Two potentially affects population centers to the extent it clarifies that, among the recreational and entertainment uses otherwise already allowed in the IBP zone, including the IBP carry over provisions in the EG district, that theaters may also be allowed if an applicant applies for that use and meets applicable standards. There are no current plans for a theater in the KSP or any other IBP area. But it is particularly noted that the potential for a theater should be

allowed in the KSP area as Area A Sports has established significance as an important recreational area of the City.

It is further noted that any recreational use, including a theater, will contribute to a concentration in population. But recreational uses, including an intensive baseball stadium, are already allowed in the IBP zone in the KSP area. The KSP area is by definition a population center and a theater in that location is likely to draw people who are otherwise already in the KSP area; whether they are shopping, eating, playing or working. Therefore, the proposal has potentially positive impact to the City under this standard.

It is also noted that there is no effect on population concentrations from Proposed Amendment Two that would change the intensity or use assumptions supporting the KSP or the City Comprehensive Plan. The applicable requirements for any development of a theater remain in place. Importantly, the requirement noted above regarding transportation analyses and mitigation if more than 250 trips are contemplated remains in place in the KSP area.

Proposed Amendment Three has no impact on population centers. It simply unifies the minimum street side setback standards for the uses allowed in the EG district.

3. Demand for public facilities and services; (5/98)

FINDING: Proposed Amendment One does not create a demand or change the demand for public services and services for uses in the EG zone in the KSP area. It simply establishes a way for a group of up to four qualified abutting lots to meet dimensional standards in the EG district and exempts small essentially remnant lots or parcels nearly completely surrounded by existing public accesses or existing rights of way to be developed as intended by the KSP. To the extent that Proposed Amendment One has any impact at all on public facilities and services, the impact is a positive one because it allows the requisite level of modest regulatory flexibility to facilitate the contemplated level of development to occur in the KSP area, thus better amortizing the public's investment in infrastructure in this area. The parking averaging provisions of Amendment One do not increase or decrease demand for public facilities and services as these provisions simply codify an existing city interpretation of existing city code provisions for master planned areas.

Proposed Amendment Two also does not itself have any impact on public facilities and services. The proposal to allow theaters in the IBP and EG IBP zone provisions zone does not cause usage of public facilities and services beyond those already programmed or in place for the City's EG and IBP zones including those in the KSP area. The other locations in the City where IBP zoning exists is adequately served by public facilities and services. The KSP area is also adequately served by public facilities and services. It is specifically noted that Area A Sports where an theater could be located, is served by an existing 14 inch water main in Tepper Lane to the north of the property. Sanitary sewer can be provided through the existing 18-inch

sewer main already along the northern boundary of the property. Moreover, any theater in the KSP area would be required to meet the KSP master planning requirements as well as design standards. Any other area of the City for which an IBP designation applies would have to meet applicable standards, including General and Development Standards as well as public works standards, as well.

Proposed Amendment Three has no impact on public facilities or services.

4. Maintenance of public health and safety; (5/98)

FINDING Proposed Amendment One does not change any uses allowed in the KSP area and has no direct impact on the public's health and safety. Any indirect impacts are that this amendment facilitates development, which in turn causes a better amortization of public facilities and services already in the area, thus indirectly benefiting the public's health and safety.

Proposed Amendment Two similarly has no impact on public health and safety. Transportation and other aspects associated with the development of a theater are all governed by applicable approval standards that will provide for the public health and safety for any public recreational use from a baseball stadium to any proposal for a theater.

Proposed Amendment Three has no impact on the public health and safety.

5. Level of park and recreation facilities; (5/98)

FINDING Proposed Amendment One has no impact under this standard as its provisions neither detracts from nor enhances the City's park and recreation opportunities or facilities.

Proposed Amendment Two has a positive impact under this standard. It enhances the possibility that a theater can be developed in the KSP Area A Sports, which was always intended to provide the public with a broad spectrum of recreational opportunities. It provides a similar opportunity to the modest amount of IBP land located elsewhere in the City. Providing the opportunity for a recreational amenity of a theater in the City, including the KSP area, materially enhances the opportunity for City citizens to enjoy a broader spectrum of recreational facilities. The Keizer Comprehensive Plan provides that the "Need for additional * * * recreational facilities is a high priority with Keizer residents." It also states the City Goal to: "Provide for the recreational needs of the City of Keizer through the * * * development of * * * recreation facilities." Plan p 63.

Proposed Amendment Three has no impact on recreational facilities.

6. Economic activities; (5/98)

FINDING: The proposed amendments as a whole either enhance existing, or provide additional, economic opportunities to the City and its citizens. The Keizer Comprehensive Plan as well as the KSP identifies the KSP/Chernawa area as places of primary economic opportunity for the City. *See* for example: Keizer Comprehensive Plan page 35 et seq.; KSP Purpose Statement.

7. Protection and use of natural resources; (5/98)

FINDING: Neither Proposed Amendment One nor Proposed Amendments Two or Three redesignates the use or function of any land that was otherwise designated for natural resources. Neither amendment has any direct impact on natural resources. Indirect impacts arise from the fact that the regulatory flexibility offered by Proposed Amendments One and Two encourage the anticipated intensive development within the KSP area, thus relieving pressure on natural resources areas in and outside of the City.

8. Natural hazards and constraints;

FINDING: There are no known natural hazards or constraints impacts from the proposed modest amendment to the classification and dimensional standards in Proposed Amendment One for the EG district, from the codification of the interpretation of existing city interpretation of parking standards or regarding Proposed Amendment Two concerning the addition of a movie theater to the listed permitted uses in the IBP district, or Proposed Amendment Three to unify the minimum required street side setbacks. Furthermore, clarifying that in the EG zone lots also refer to parcels is similarly of no impact. The areas of the City designated with an EG or IBP district have already been evaluated for their natural hazard or constraints in determining the areas were appropriate for the intensive urban development that these districts otherwise already allow. The proposals simply provide a means to establish the mechanism for determining a master planned area's compliance with parking standards. They also provide a means to calculate compliance with dimensional standards and of classifying lots and parcels in the KSP under a particular dimensional standard and thus encouraging the anticipated commercial and industrial developments to occur. Exempting essentially remnant lots or parcels nearly completely surrounded by existing public rights of way or existing public accesses, from the dimensional standards and classification chart similarly has no impact under this provision.

9. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvement programs. (5/98)

FINDINGS: The only special purpose plan that includes area having EG or IBP districts is the KSP. Proposed Amendment One is consistent with this special purpose plan because it allows groups of up to four (4) qualified abutting lots to be considered

together for purposes of compliance with dimensional standards and for classification purposes. It also makes clear that small essentially remnant lots or parcels surrounded at least to the extent of 80% by existing public accesses (including rights of way) are developable as the land in the KSP area is intended to be developed. Furthermore, codifying existing parking standards has no impact on this special purpose plan other than a positive one to the extent it adds clarity regarding how this important mixed use special plan area's parking is to be determined and planned. Moreover, proposed Amendment Two is also consistent with the KSP because it allows an application to be submitted for a theater and with Proposed Amendment Three which allows a unified minimum required side street setback of 10 feet. Proposed Amendments One and Three are consistent with the purpose of the KSP itself which states it is to: "designed to allow flexibility with applicable development standards." KSP page 3. Regarding Proposed Amendment Two, the KSP encourages public recreational amenities within the KSP Area A Sports which is the most likely venue for a theater.

B. A demonstrated need exists for the product of the proposed amendment.
(5/98)

FINDINGS: Proposed Amendment One and Three are designed to further enhance regulatory flexibility which was one of the purposes of establishing the KSP. Without the regulatory flexibility of Proposed Amendments One and Three, development in the Keizer Station Area A will be constrained by regulatory prohibitions that are unnecessary to any KSP or City purpose. Moreover, the codification of existing city interpretation of its existing parking standards avoids case by case interpretation that is cumbersome and confusing, in favor of legislatively establishing the city's intentions for how parking is to be determined in KSP master planned areas. As such, in order to facilitate the important goals of the KSP, it is necessary to add the flexibility of groups of up to four (4) qualified abutting lots to be developed with the uses intended for the EG district under the KSP as well as unifying the EG district's minimum required street side setback to 10 feet. Further, small essentially remnant lots or parcels that are nearly completely surrounded by existing public accesses including rights of way are developable as intended under the proposed amendments.

Proposed Amendment Two is designed to respond to the City need for additional recreation lands for City residents. See Keizer Comprehensive Plan pages 62-63. In order for the development of adequate recreational opportunities it is necessary for the addition of at least the opportunity for Keizer Citizens to have a theater in the Keizer Station Plan EG/IBP areas and other IBP areas. That allowing a theater as a permitted use does not solve for all the public's recreational needs, does not mean that this proposal which adds to the City's base of recreation is not designed to satisfy a public need for recreation lands.

C. The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements. (5/98)

The proposal is not a major amendment of the City KDC. It does not amend the KSP or any Keizer Comprehensive Plan provision. Rather it is simply an amendment to the text of the KDC to allow what the framework of the KDC already allows. The proposal is consistent with the terms of the KSP and City's overall comprehensive plan. ORS 197.835(7) provides that a text amendment to a land use regulation is reviewed for compliance with the acknowledged comprehensive plan governing the amendment. The City Comprehensive Plan and the KSP are both acknowledged. As explained above, the proposal is consistent with the City's Comprehensive Plan, including its KSP sub-element. Specific provisions of the City's comprehensive plan govern the amendments herein proposed. Therefore, compliance with the Statewide Planning Goals and administrative rules need not be addressed, unless a rule expressly states its applicability. Unless listed, administrative rules are inapplicable or redundant to standards for which compliance is otherwise established herein.

In an abundance of caution and, in the alternative only, compliance with any potentially applicable statewide goals and administrative rules are herein established.

Goal One: Citizen Involvement: The City's acknowledged citizen involvement program has been and will continue to be followed in the adoption of the Proposed Amendments One, Two and Three as well as the housekeeping amendments that clarify that the term Lot covers the term parcel in the EG district. Therefore, Goal One is met.

Goal Two: Land Use Planning: There is an adequate factual basis for the proposed decision as established in the evidence submitted herein. The proposal is consistent with the City's general plan as well as specific KSP plan as explained above. The proposal has been coordinated with other governmental units. No exceptions are contemplated or required. Goal 2 is met.

Goals Three and Four: Agriculture and Forest Uses. All property subject to the proposed amendments is located within the City limits and within the UGB. No land subject to City zoning standards is planned or zoned for exclusive farm or forest use. Both of these goals are inapplicable.

Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources: There are no identified Goal 5 resources in the KSP area covered by EG or IBP zoning. See Keizer Comprehensive Plan page 8 (identifying the Willamette River Greenway and Claggett Creek as the natural resource in the City warranting protection and also determining that: "There are no significant cultural or natural resources" in the City. Both proposals have no impact on any Goal 5 resources in any area because both proposals only apply on land already designated as either EG or IBP land and these

lands are designated for intensive industrial or commercial development and are not protected from development by any Goal 5 program.

Goals 6, (Air Water and Land Resources) Goal 7 (Natural Hazards): No EG nor any IBP land in the KSP area has any identified Goal 6 or 7 resource or issue. *See* Economic Opportunities Analysis portion of the KSP p 12. The balance of the IBP land in the City is similarly unconstrained. Development of the City's EG and IBP districts with intensive commercial or industrial development is consistent with protecting more sensitive resources elsewhere.

Goal 8 Recreation. Regarding Proposed Amendments One and Three, there are no impacts associated with this goal from modifying how certain qualified abutting lots dimensions are calculated or by allowing a required minimum of a 10 foot street setback for land in the EG district. Similarly, there are no impacts associated with simply codifying existing city interpretation of its parking standards. Proposed Amendment One and Two simply adds a modest amount of regulatory certainty regarding parking and regulatory flexibility for qualified abutting lots as well as small lots nearly completely surrounded by existing public accesses or by existing rights of way.

Proposed Amendment Two, the addition of a theater as a potential allowed recreational use enhances the recreational opportunities of the City's citizens and complies with Goal 8. As explained above, the City's plan specifies that an important objective is to provide additional recreational opportunities.

Goal 9 Economy: Both Proposed Amendment One, Two and Three facilitates economic development. Proposed Amendment One and Three facilitates regulatory certainty for parking standards compliance as well as regulatory flexibility and Proposed Amendment Two facilitate an additional economic opportunity for the City of a theater for the enjoyment of Keizer citizens.

Goal 10 Housing: None of the proposed amendments have any impact on housing. This Goal is inapplicable.

Goal 11 Public Facilities and Services. The proposals are consistent with existing acknowledged public facility plans for timely, orderly and efficient arrangement of public facilities and services that serve as the City's framework for urban development in the EG and IBP areas. Proposed Amendments One and Three as well as the housekeeping amendments which clarify in the EG zone the terms "lots and parcels" are used interchangeably, have nothing to do with public facilities or services as are consistent with the planned level of facilities and services for the EG area. These amendments codify an existing parking interpretation for master planned areas as well as simply allows modest adjustments for dimensional standards and dimensional standards classification for certain qualified abutting lots, exempt very small constrained lots or parcels from dimensional and classification standards they could never meet, dooming

such land use inappropriate land waste, and for a unified minimum required 10 foot street setback across the EG district. Proposed Amendment Two is consistent with the types and levels of urban public facilities that are adequate to support the urban development of recreational amenities in the IBP areas of the City. A theater is type of recreational urban development that is contemplated in the KSP IBP area especially Area A Sports.

Goal 12 Transportation.

Goal 12 is implemented by the Transportation Planning Rule (OAR 660-012-000 et seq.) ("TPR"). OAR 660-012-0060 ("Plan and Land Use Regulation Amendments") specifies that certain steps must be taken "Where an amendment to a * * * land use regulation would significantly affect an existing or planned transportation facility * * *." Proposed Amendment One and Three and the Housekeeping Amendments have no effect on a transportation facility. Goal 12 and the TPR do not apply to Proposed Amendment One and Three. To the extent required, ODOT and the City of Salem have received notice of the proposed amendment. So far, no comments have been received by either ODOT or Salem. Therefore, Proposed Amendment One and Three has been coordinated.

With respect to Proposed Amendment Two, the addition of a theater as an allowed use in the IBP district and EG IBP district provisions does not have a significant effect on a transportation facility. For the IBP district generally, all proposals for theaters would have to meet City development standards as well as general City standards which require, respectively, an evaluation of and determination that there are adequate transportation facilities and, also, for uses generating more than 100 trips per day per 1000 gross square feet of building that any theater would meet "full City standards." For the KSP area IBP district, master plan standards require a detail traffic impact analysis and mitigation and also require that ODOT interchange facilities maintain an .87 v/c ratio. Therefore, the conditions and restrictions on any IBP district theater application limit allowed uses to levels consistent with the function, capacity and performance standards of affected transportation facilities. *Citizens for Protection of Neighborhoods, v. Salem*, 47 Or LUBA 111,119-20 (2004); *ODOT v. City of Klamath Falls*, 39 Or LUBA 641, 660, aff'd 177 Or App 1, 34 P2d 667 (2001) (a condition that effectively prevents development allowed by the amendment from impacting a transportation facility at all unless and until the facility is improved is sufficient to ensure compliance with the TPR). As in the *Citizens for Protection of Neighborhoods Id.* case, no development of a theater in the IBP district in the KSP area is permitted at all unless and until a master plan is approved. That master plan must demonstrate, based on a TIA, which allowed development will be consistent with the function, capacity and performance standards of affected transportation facilities.

Moreover, the focus of inquiry under OAR 660-012-0060(2)(d) is the net difference in impacts on transportation facilities between the unamended plan and zoning code and the amended plan and zoning code. *ODOT v. Klamath Falls*, 39

Or App at 648. In this case the transportation impacts associated with a theater being among the allowed uses is the equivalent of that which could occur if it were not among the allowed uses on IBP land. LUBA pointed out in *Citizens for Protection of Neighborhoods, Id 47* Or LUBA at 120: “The causative element inherent in OAR 660-0012-0060(2) and the focus of the rule on the net difference between the amended and unamended plan and zoning code renders it legally irrelevant whether the former Fairview Training Center caused transportation facility failures.” While here there are no existing failures, the point is an important one. Comparing transportation impacts allowed under the existing listed permitted uses and those with the addition of a theater among potentially permitted uses, establishes there are no greater impacts.

Finally, to the extent required, ODOT and the City of Salem have received notice of the proposed amendment. So far, no comments have been received by either ODOT or Salem. Therefore, Proposed Amendment Two has been coordinated.

Goal 13 Energy Conservation

Proposed Amendment One and Three indirectly furthers the objectives of Goal 13 by assuring that land is efficiently used for the purposes for which it is designated. Relatedly, Goal 13 is furthered by Proposed Amendment One and Three because it assures a dense concentration of development in the EG area of the KSP rather than land being inefficiently unused due to classification, setback or dimensional requirements constraints.

Proposed Amendment Two indirectly furthers the objectives of Goal 13 because allowing the potential for a theater in the IBP area of the KSP provides the opportunity for occupants of nearby concentrations of residential development to walk to theater recreation as opposed to having to drive to engage in such family entertainment. Proposed Amendment Two has no impact positive or negative on energy conservation for the areas of IBP land outside the KSP IBP areas.

No other Statewide Planning Goals or their administrative rules are applicable.

D. The amendment is appropriate as measured by at least one of the following criteria: (5/98)

1. It corrects identified error(s) in the provisions of the plan. (5/98)
2. It represents a logical implementation of the plan. (5/98)
3. It is mandated by changes in federal, state, or local law. (5/98)
4. It is otherwise deemed by the council to be desirable, appropriate, and proper. (5/98)

FINDING: The Council deems it to be desirable, appropriate and proper for the City's IBP district and the City's EG IBP provisions to allow theaters among other recreational uses. The Council deems it to be desirable, appropriate and proper to codify its existing city interpretation of existing parking standards for master planned areas. It also deems it to be desirable, appropriate and proper to for the dimension of qualified abutting lots to be calculated as established above and for lots or parcels in the EG district to have the same minimum required street setback of 10 feet. The Council deems it desirable, appropriate and proper to exempt lots or parcels consisting of less than one acre and surrounded at least to the extent of 80% by existing public accesses or existing rights of way. The Council deems it desirable, appropriate and proper to clarify that both lots and parcels are subject to the qualified abutting lots standard as well as the 10 foot minimum required street setback provision.

2.113 INDUSTRIAL BUSINESS PARK (IBP)

2.113.01 Purpose and Uses

- A. Purpose. The IBP zone is intended to provide for high quality light industrial and office parks with related commercial uses. It sets high design standards focusing on visual aesthetics, while providing a framework for the marketplace to work within creating vibrant, economically viable commerce centers. (5/98)

- B. Classification of Uses: Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC), Manual, Numbers in parenthesis following a use designation indicate that the use is listed and described under the number in the SIC. Where particular activities otherwise included under a SIC category are excluded from the permitted, a special, or conditional uses, those particular activities are listed, preceded by the words, "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter. The IBP zone may be utilized in conjunction with overlay zones, such as the AC (Activity Center) overlay zone used within the Keizer Station Plan, which may include use and development standards which are more restrictive than those found in this chapter. (02/03)

2.113.02 Permitted Uses.

The following uses, when developed under the general development standards in this zoning code applicable to the IBP district and to all such uses, generally, are permitted in the IBP district: (5/98)

- A. **Agriculture forestry and fishing;** (5/98)
 - 1. Agricultural production-crops (01). (5/98)

- B. **Manufacturing;** (5/98)
 - 1. Grain mill products. (5/98)
 - 2. Bakery products. (5/98)
 - 3. Beverages. (5/98)
 - 4. Miscellaneous food preparations and kindred products. (5/98)

5. The manufacture of meat products but excluding both meat packing plant and any on site abattoirs and slaughtering, rendering of fats, processing of hides and maintenance of live animals or fowl. (5/98)
6. Textile mill products. (5/98)
7. Apparel and other finished products made from fabrics and similar products. (5/98)
8. Wood kitchen cabinets. (5/98)
9. Nailed and lock corner wood boxes and shook. (5/98)
10. Wood products, not elsewhere classified. (5/98)
11. Furniture and fixtures. (5/98)
12. Paperboard containers and boxes. (5/98)
13. Printing, publishing, and allied industries. (5/98)
14. Drugs. (5/98)
15. Soaps detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations. (5/98)
16. Miscellaneous plastic products. (5/98)
17. Leather and leather products BUT EXCLUDING leather tanning and finishing. (5/98)
18. Glass products, made of purchased glass. (5/98)
19. Pottery and related products. (5/98)
20. Metal cans and shipping containers. (5/98)
21. Cutlery, hand tools, and general hardware. (5/98)
22. Heating equipment, except electric and warm air, and plumbing fixtures. (5/98)
23. Fabricated structural metal products. (5/98)
24. Screw machine products, and bolts, nuts, screws, rivets, and washers. (5/98)
25. Metal forgings and stampings. (5/98)

26. Metalworking machinery and equipment. (5/98)
 27. Special industry machinery, except metalworking machinery. (5/98)
 28. Pumps and pumping equipment. (5/98)
 29. Office, computing, and accounting machines. (5/98)
 30. Electrical and electronic machinery, equipment, and supplies. (5/98)
 31. Transportation Equipment. (5/98)
 32. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (5/98)
 33. Miscellaneous manufacturing industries. (5/98)
- C. **Transportation, communications, electric, gas, and sanitary services;**
1. Motor freight transportation and warehousing. (5/98)
 2. Communication. (5/98)
 3. Public Utility Structures and Buildings. (5/98)
- D. **Wholesale trade-nondurable goods** BUT EXCLUDING poultry and poultry products, livestock, farm-product raw materials, not elsewhere classified, chemicals and allied products, tobacco and tobacco products, and nondurable goods, not elsewhere classified. (5/98)
- E. **Wholesale trade-durable goods** BUT EXCLUDING automobiles and other motor vehicles, lumber and other construction materials, coal and other minerals and ores, construction and mining machinery and equipment and scrap and waste materials. (5/98)
- F. The uses (b) through (e), excluding c) iii) shall:
1. Be within an enclosed building; and
 2. Permit retail sales of products manufactured on the site. (5/98)
- G. **Services** (5/98)

1. Computer and data processing services. (5/98)
 2. Research and development laboratories. (5/98)
 3. Management, consulting, and public relations services. (5/98)
 4. Noncommercial educational, scientific, and research organizations. (5/98)
- H. **Public administration;** (5/98)
1. Fire protection. (5/98)
- I. **Office Uses;** (5/98)
1. Any use allowed in Section 2.108, Commercial Office excluding those residential uses listed in 2.108.02.A, B, C, PP, and RR. (5/98)
- J. **Retail trade;** (5/98)
1. Eating and drinking places. (5/98)
- K. **Finance, Insurance, and Real Estate;** (5/98)
1. Commercial and Stock Savings Banks. (5/98)
 2. Mutual Savings Bank. (5/98)
 3. Savings and Loan Associations. (5/98)
 4. Personal Credit Institutions. (5/98)
- L. **Services** (5/98)
1. Hotels, motels, and tourist courts. (5/98)
 2. Child daycare services. (5/98)
 3. Membership sports and recreation clubs. (5/98)
 4. Amusement and recreation including movie theaters (78)(79), BUT EXCLUDING drive-ins (7838), golf courses (7992) and amusement parks (7996). (5/98)

5. Public and private sports facilities including but not limited to stadiums, arenas, ice rinks, parks, and aquatic facilities. (5/98)
6. Miscellaneous services. (5/98)

M. **Transit stop shelters.** (5/98)

N. **Flexible Space Uses**

1. The following uses, when restricted, developed, and conducted as required in subsection 2 below, are permitted in the IBP district
 - a. Food Stores (54). (5/98)
 - b. Apparel and Accessory Stores (56). (5/98)
 - c. Furniture, Home Furnishings and Equipment Stores (57). (5/98)
 - d. Miscellaneous Retail; BUT EXCLUDING used merchandise stores (59). (5/98)
 - e. Business Services. (5/98)
 - f. Miscellaneous Repair Services. (5/98)
2. In the Keizer Station Plan where Flexible Space uses are to be developed within the IBP district, the following development limits apply; (02/03)
 - a. No single building shall be more than 25,000 square feet in area, with no more than 10,000 square feet to be utilized for any individual use listed in subsection 1(a) through (d). (7/04 Ord 2004-510)
 - b. The aggregate floor area for uses devoted to food stores (54), apparel and accessory stores (56), furniture, home furnishings, and equipment stores (57), and miscellaneous retail (59) shall not exceed two percent of the total land area in the IBP district. "IBP district" is defined as IBP zoned property within the Keizer Station, including any internal public streets. In no case shall each contiguously zoned IBP district within the Keizer Station exceed 32,400 square feet

of Flexible Use Space as set forth in sub-sections 1.a through d. (7/04 Ord 2004-510)

- c. The area developed in all flexible space uses shall in the aggregate not exceed 30 percent of the gross area of the IBP district. (5/98)
- d. Any outdoor storage area shall:
 - i. Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;
 - ii. Be enclosed with a sight-obscuring fence or wall;
 - iii. Have at least one side conterminous with the building that it serves;
 - iv. Have no opening within fifty feet and visible from any property boundary; and
 - v. Meet the other applicable requirements of this ordinance. (5/98)
- e. Loading doors shall have no opening within seventy five feet and visible from any street or property boundary. (5/98)
- f. Buildings fronting a street and within fifty feet of an abutting property shall have glass frontage not less than thirty-five percent of the area of the street front wall. (5/98)
- g. All buildings shall be capable of development as flexible industrial space. (5/98)

O. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)

2.113.03 Prohibited Uses.

Within any IBP district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under this chapter. (5/98)

2.113.04 Industrial Performance Standards.

In an IBP district no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards

adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law. (5/98)

2.113.05 Development Standards

- A. **Design Standards** – Unless specifically modified by provisions in this Section, buildings located within the IBP zone shall comply with the Development Standards in Section 2.315. (5/98)
- B. **Location Standards.** (5/98)
1. Each IBP district shall have direct access onto an arterial or collector street. (5/98)
 2. Access to a local street abutting the district shall not be permitted from any lot within the IBP district; except that, access may be permitted to a local street if 75 percent of the property is zoned industrial or designated industrial in the Keizer Comprehensive Plan along both sides of the street for a distance of 600 feet from the center line of a proposed access in both directions along the street, or for the distance from said centerline to the next intersecting arterial or collector street in both directions, whichever is less. (5/98)
 3. Calculation of the percent of industrial property shall be based upon the street frontage of properties having frontage on the local street within the described distance of the centerline of the proposed access. (5/98)
 4. The Zoning Administrator may require street right-of-way and improvements for streets abutting or within the IBP district in accordance with the Development Code, except that for local streets to which access is not allowed under 2. above, the Zoning Administrator may only require right-of-way dedication, and not improvements. (5/98)
- C. **Height.** Within the IBP district buildings and structures erected, altered or enlarged shall not exceed 100 feet in height, except for the area within 50 feet of any residential zone where the maximum height shall be 15 feet. (5/98)
- D. **Lot Area and Dimensions.** There are no minimum lot area requirements in an IBP district. (5/98)

E. Yards Adjacent to Streets. Within an IBP district:

1. Along the full extent of each lot line adjacent to a street, there shall be a required yard 20 feet in depth. (5/98)
2. Setbacks for accessory building and structures, except fences, shall be the same as for primary buildings. (5/98)
3. No parking will be allowed in required yards. (5/98)
4. No buildings or structures except transit shelters approved by the Salem Area Transit District shall be permitted in a required yard adjacent to a street. (5/98)

F. Yards Adjacent to Other Districts. (5/98)

1. Where an IBP district within the Keizer Station Plan abuts any other district, except another "I" district, directly or across an alley, there shall be a required yard 40 feet in depth adjacent to the lot line separating the IBP district from the abutting district. (5/98)
2. Where an IBP district not within the Keizer Station Plan abuts any other district, except another "I" district, directly or across an alley, there shall be a required yard 15 feet in depth plus 1 foot of depth for each foot of building height over 10 feet, adjacent to the lot line separating the IBP district from the abutting district. (5/98)
3. Where an IBP district within the Keizer Station Plan abuts another "I" district, directly or across an alley, there shall be a required yard 20 feet in depth adjacent to the lot line separating the IBP district from the abutting district. (5/98)
4. No buildings or structures shall be permitted in a required yard adjacent to an abutting district. (5/98)
5. All parking shall be set back at least 20 feet from the lot line separating the IBP district from the abutting district. (5/98)
6. Driveways shall be set back at least 20 feet from the lot line separating the IBP district from the abutting district, except where the driveway provides direct access to the abutting property or to a street. (5/98)

- G. **Side and Rear Yards.** Notwithstanding Section 2.113.05.F, There are no side or rear yard requirements in the IBP district except:
1. As may be required for a yard adjacent to another district as defined above. (5/98)
 2. Where a side or rear yard is not required but is provided it shall:
 - a. Be at least ten feet in depth;
 - b. Not include buildings, structure, parking or driveways; and
 - c. Be landscaped. (5/98)
 3. Driveways and accessways shall set back at least ten feet from the internal property lines, except where the driveway or accessway provides direct access to an adjacent street, or where a common driveway is provided along a lot line between two separately owned properties. In case of the latter exception, at least ten feet of landscaped yard shall exist parallel and along each side of the common driveway. (5/98)
- H. **Lot Coverage.** Each lot within an IBP district shall have a least 20 percent of its gross area landscaped; that portion of the required yards, which are landscaped, may be included in the calculation to meet the 20 percent landscaped area. (5/98)
- I. **Open Storage**
1. Open storage of materials and equipment is prohibited in required yards, but is otherwise permitted provided that such storage is enclosed with a sight-obscuring fence, wall or berm at least six feet in height, or a sight obscuring hedge no less than four feet in height and capable of obtaining a height of six feet within two years, any of which shall be located on the property at the required set back line in the same manner as if such berm, fence, wall, or hedge were a building. (5/98)
 2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
- J. **Landscaping**

1. Landscaping shall meet the requirements of the Keizer Development Code as well as the following requirements. (5/98)
2. Required yards shall include the following plant materials:. (5/98)

**Number of Plant Units or Square Feet of Living Ground Cover
Per 1000 Square Feet of Landscaped yard**

Plant Type	Boundary of IBP District	Other Locations
Trees	2	1
Shrubs	5	3
Evergreens and Conifers	1	
Living Ground Cover	500 sq. ft.	500 sq. ft.

3. Plant units shall be distributed not less than two units per each 100 linear feet of boundary or lot line and each ten feet of depth. (5/98)
4. Plant units meeting the above standards shall also be planted and maintained in any planting strip or area within the public right of way adjacent to a use. Trees within the planting strip shall be in conformance with City standards for street trees. (5/98)

K. **Off-Street Parking and Loading.** Within an IBP district all uses shall meet the requirements of the Parking Chapter of the Keizer Development Code as well as the additional requirements of this section:

1. Parking
 - a. All parking shall be set back at least ten feet from all interior property lines. (5/98)
 - b. Transit stop(s) approved, as to location, design and construction, by the Keizer Area Transit District may satisfy five percent of the parking space requirements for building sites located within 400 feet of any such transit stop(s). (5/98)

- c. A ride sharing program approved by the Director of Public Works may satisfy five percent of the parking space requirements. (5/98)
- d. Bicycle parking at a ratio of one bicycle space for each twenty vehicle parking spaces may satisfy three percent of the parking space requirements. (5/98)

2. Loading

- a. All loading spaces shall be screened from adjacent property by a sight-obscuring fence, wall, hedge, or berm at least four feet in height. (5/98)
- b. Loading docks and loading doors shall be screened from the street by landscaping and shall be offset from driveway openings. (5/98)

L. **Lighting.** Exterior lights fixtures shall be so located and designed that the light source, viewed by an observer five feet above the ground and five feet outside the boundary of the IBP district, shall within 50 feet of the base of the light standard be either:

- 1. Completely shielded from direct view, or. (5/98)
- 2. Not greater than five foot candles. (5/98)

2.119 GENERAL EMPLOYMENT (EG)

2.119.01 Purpose

The General Employment (EG) zone is located within the Keizer Station Plan (KSP) Area A – Village Center, and it corresponds directly with the Special Planning District (SPD) designation as described in the KSP and the Keizer Comprehensive Plan. Consistent with the KSP, the EG zone promotes a complementary mix of economic uses, development intensity, and development standards along with a wide range of employment opportunities. The EG zone regulations protect the health, safety and welfare of the public, address area character, and address environmental concerns, while enhancing economic opportunities in Keizer. The intent is to promote attractive industrial/commercial areas, which will support the economic viability of the City. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed. (2/03)

2.119.02 Commercial and Industrial Use Limitations

- A. To implement the KSP, the EG zone requires that a minimum of 25% of all the EG zone land area be devoted to listed Industrial Uses and allows a maximum of 75% of the EG zone land area to be developed with Commercial Uses. The specific Industrial and Commercial Uses are defined in this chapter. The EG zone is unique because the location of the particular areas devoted to Industrial and Commercial Uses shall be determined as part of the required Site Master Plan review described in Chapter 2.125 of this Zoning Ordinance. (2/03)
- B. The land use limitations of the EG zone include: (2/03)
1. Permitted and Special Permitted Industrial Uses, in Sections 2.119.03 and 2.119.04 respectively, represent the allowable uses for the portion of the EG zone so designated as part of the Site Master Plan approval required by Chapter 2.125. A minimum of 25% of the land area of the EG zone shall be devoted to these uses. (2/03)
 2. Permitted and Special Permitted Commercial Uses, in Sections 2.119.05 and 2.119.06 respectively, represent the allowable uses for the portion of the EG zone so designated as part of a Site Master Plan approval required by Chapter 2.125. A maximum of 75% of the land area of the EG zone may be devoted to these uses. (2/03)
 3. Use restrictions, which apply to the entire EG zone, are identified in Section 2.119.07. (2/03)

code revisions draft

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Page 1 of 16

2.119.03 Permitted Industrial Uses

Industrial Development. The following uses, drawn from the IBP and IG zones, when developed under the applicable development standards in the Zoning Ordinance, are permitted in the EG zone on a minimum 25% gross acreage of the Village Center: (2/03)

A **Construction contractor's offices.** (15) (2/03)

B. Manufacturing;

1. Bakery products. (205) (2/03)
2. Beverages. (208) (2/03)
3. Miscellaneous food preparations and kindred products. (209) (2/03)
4. The manufacture of meat products (201) but excluding both meat packing plant (2011) and any on site abattoirs and slaughtering, rendering of fats, processing of hides and maintenance of live animals or fowl. (Poultry slaughtering and processing (2015)) (2/03)
5. Textile mill products. (22) (2/03)
6. Apparel and other finished products made from fabrics and similar products. (23) (2/03)
7. Wood kitchen cabinets. (2434) (2/03)
8. Nailed and lock corner wood boxes and shook. (2441) (2/03)
9. Wood products, not elsewhere classified. (2499) (2/03)
10. Furniture and fixtures. (25) (2/03)
11. Paperboard containers and boxes. (265) (2/03)
12. Printing, publishing, and allied industries. (27) (2/03)
13. Drugs (283), **BUT EXCLUDING biological products, except diagnostic substances (2836)** (2/03)
14. Leather and leather products (31) **BUT EXCLUDING** leather tanning and finishing. (311) (2/03)

code revisions draft

Red changes approved by City Council

Page 2 of 16

15. Glass products, made of purchased glass. (323) (2/03)
16. Pottery and related products. (326) (2/03)
17. Metal cans and shipping containers. (341) (2/03)
18. Cutlery, hand tools, and general hardware. (342) (2/03)
19. Heating equipment, except electric and warm air, and plumbing fixtures. (343) (2/03)
20. Fabricated structural metal products. (344) (2/03)
21. Screw machine products, and bolts, nuts, screws, rivets, and washers. (345) (2/03)
22. Metal forgings and stampings. (346) (2/03)
23. Metalworking machinery and equipment. (354) (2/03)
24. Special industry machinery, except metalworking machinery. (355) (2/03)
25. Pumps and pumping equipment. (3561) (2/03)
26. Office, computing, and accounting machines. (Computer and Office Equipment (357); Calculating and Accounting Machines, Except Electronic Computers (3578); Office Machines, Not Elsewhere Classified (3579) (2/03)
27. Electrical and electronic machinery, equipment, and supplies. (Electronic and other electrical equipment and components, except computer equipment (36) (2/03)
28. Transportation Equipment. (37) (2/03)
29. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (38) (2/03)
30. Miscellaneous manufacturing industries. (39) (2/03)

C. Transportation, communications, electric, gas, and sanitary services;

1. Communication. (48) (2/03)

2. Public Utility Structures and Buildings. (Electric, Gas, and Sanitary Services (49)) (2/03)
- D. **Wholesale trade-nondurable goods (51) BUT EXCLUDING** poultry and poultry products (5144), livestock (5154), farm-product raw materials, not elsewhere classified (5159), chemicals and allied products (516), tobacco and tobacco products (5194), and nondurable goods, not elsewhere classified. (5199) (2/03)
- E. **Wholesale trade-durable goods (50) BUT EXCLUDING** automobiles and other motor vehicles (5012), lumber and other construction materials (503), coal and other minerals and ores (5052), construction and mining machinery and equipment (5082) and scrap and waste materials. (5093) (2/03)
- F. **The uses listed in above A through D, excluding B(1) shall:**
1. Be within an enclosed building; and(2/03)
 2. Permit retail sales of products manufactured on the site. (2/03)
- G. **Services**
1. Computer and data processing services. (737) (2/03)
 2. Research and development laboratories. (2/03)
 3. Management, consulting, and public relations services. (Management and Public Relations Services (874) (2/03)
 4. Noncommercial educational, scientific, and research organizations. (2/03)
- H. **Office Uses:**
1. Any use allowed in Section 2.108, Commercial Office excluding those residential uses listed in Section 2.108.02A, B, C, PP, and RR and parking lots U. (2/03)
- I. **Finance, Insurance, and Real Estate;**
1. Commercial and Stock Savings Banks. (602) (2/03)
 2. Mutual Savings Bank. (2/03)

3. Savings and Loan Associations. (603) (2/03)
 4. Personal Credit Institutions. (614) (2/03)
- J **Public Administration;** (2/03)
1. Fire Protection. (9224) (2/03)
- K. **Retail trade;**
1. Eating and drinking places. (2/03)
- L. **Services;**
1. Hotels, motels, and tourist courts. (2/03)
 2. Child daycare services. (2/03)
 3. Membership sports and recreation clubs. (2/03)
 4. Amusement and recreation including movie theater (78) (79), BUT EXCLUDING drive-ins (7838) golf courses (7992) and amusement parks (7996). (2/03)
 5. Public and private sports facilities including but not limited to stadiums, arenas, ice rinks, parks, and aquatic facilities. (2/03)
 6. Miscellaneous services, including pest control (7342). (2/03)
- M. **Transit stop shelters.** (2/03)
- N. **Flexible Space Uses.** (2/03)
1. The following flexible space uses, when restricted, developed, and conducted as required in subsection 2 below, are permitted as industrial business park uses within the EG zone:
 - a. Food Stores (54). (2/03)
 - b. Apparel and Accessory Stores (56). (2/03)
 - c. Furniture, Home Furnishings and Equipment Stores (57). (2/03)

- d. Miscellaneous Retail; BUT EXCLUDING used merchandise stores (59). (2/03)
- e. Business Services. (2/03)
- f. Miscellaneous Repair Services. (2/03)

2. In the Keizer Station where Flexible Space uses are to be developed as industrial business park uses within the EG zone, the following development limits apply; (2/03)

- a. No single building shall be more than 25,000 square feet in area, with no more than 10,000 square feet to be utilized for any individual use listed in subsection (L)(1)(a) – (d). (2/03)
- b. The aggregate floor area for uses devoted to food stores (54), apparel and accessory stores (56), furniture, home furnishings, and equipment stores (57), and miscellaneous retail (59) shall not exceed two percent of the total land area in the acreage identified for IBP uses within the EG zone. The acreage identified for IBP uses within the EG zone is defined as parcel or area of land used for IBP use land development including building site, parking, landscaping, drainage facilities and any other development on site to support the use on site. (2/03)
- c. The area developed in all flexible space uses shall in the aggregate not exceed 30 percent of the gross area of the acreage identified for IBP uses within the EG zone. (2/03)
- d. Any outdoor storage area shall:
 - i. Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building; (2/03)
 - ii. Be enclosed with a sight-obscuring fence or wall; (2/03)
 - iii. Have at least one side conterminous with the building that it serves; (2/03)
 - iv. Have no opening within fifty feet and visible from any property boundary; and(2/03)
 - v. Meet the other applicable requirements of this ordinance. (2/03)

- e. Loading doors shall have no opening within 75 feet and visible from any street or property boundary. (2/03)
- f. All buildings shall be capable of being redeveloped as flexible industrial space. (2/03)

2.119.04 Special Permitted Industrial Uses

- A. **Accessory structures and uses** prescribed in Section 2.203 are permitted when developed in conjunction with a use listed in Section 2.119.03 under the applicable development standards in this Zoning Ordinance. (2/03)

2.119.05 Permitted Commercial Uses

Commercial Development. The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the EG zone on a maximum 75% gross acreage of the Village Center: (2/03)

- A. **One or more buildings with one or more dwelling units** or guest rooms, and/or, one or more other uses allowed in this section on a lot. (2/03)
- B. **Residential homes** and facilities. (2/03)
- C. **Child day care** service, including family day care provider. (8351) (2/03)
- D. **Public parks, playgrounds, community clubs** including swimming, tennis and similar recreational facilities, and other public and semi-public uses. (2/03)
- E. **Landscape** counseling and planning (0781). (2/03)
- F. **Offices** for any use listed in SIC Division C - Construction. (2/03)
- G. **Commercial printing** (275). (2/03)
- H. **Transportation, Communication and Utilities.** (2/03)
 - 1. **Public utility structures and buildings.** (2/03)
 - 2. **Post office** (43). (2/03)
 - 3. **Travel agency** (4722). (2/03)
 - 4. **Communications** (48). (2/03)
- I. **Retail Trade.** (2/03)

1. **Building materials, hardware, retail nurseries, and garden supply** (52), BUT EXCLUDING mobile home dealers (527). (2/03)
 2. **General merchandise stores** (53). (2/03)
 3. **Food stores** (54). (2/03)
 4. **Apparel and accessory stores** (56). (2/03)
 5. **Home furniture, furnishings, and equipment stores** (57). (2/03)
 6. **Eating and drinking places** (58). (2/03)
 7. **Miscellaneous retail** (59), BUT EXCLUDING fuel and ice dealers (598). (2/03)
 8. **Electrical and lighting shops and office machines and equipment stores.** (2/03)
- J. **Business, Professional and Social Services.** (2/03)
1. **Finance, insurance and real estate** (60, 61, 62, 63, 64, 65, 67). (2/03)
 2. **Hotels, motels and tourist courts** (701). (2/03)
 3. **Organization hotels and lodging houses** on membership basis (704). (2/03)
 4. **Personal services** (72) BUT EXCLUDING industrial launderers (7218). (2/03)
 5. **Business services** (73) BUT EXCLUDING disinfecting and exterminating services (7342). (2/03)
 6. **Parking lots** in accordance with Section 2.303.04 of this Ordinance. (7521) (2/03)
 7. **Miscellaneous repair services** (76). (2/03)
 8. **Motion pictures** (78), BUT EXCLUDING drive-ins (7838). (2/03)
 9. **Amusement and recreation** (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996). (2/03)
 10. **Health services** (80), BUT EXCLUDING hospitals (806). (2/03)
 11. **Legal services** (81). (2/03)
 12. **Elementary and secondary schools** (8211). (2/03)
 13. **Correspondence schools and vocational schools** (824). (2/03)

14. **Schools and educational services** not elsewhere classified (829). (2/03)
 15. **Social services** (83). (2/03)
 16. **Museums, art galleries, botanical and zoological gardens** (84). (2/03)
 17. **Membership organizations** (86). (2/03)
 18. **Miscellaneous services** (89). (2/03)
- K. **Public Administration** (91 - 97). (2/03)

2.119.06 Special Permitted Commercial Uses

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the EG zone: (2/03)

- A. **Accessory structures and uses** prescribed in Section 2.203 are permitted when developed in conjunction with a use listed in Section 2.119.05 under the applicable development standards in this Zoning Ordinance. (2/03)
- B. The following **special uses** subject to the applicable standards in Section 2.4 and shall be considered commercial uses in the EG zone: (2/03)
 1. **House of Worship** (Section 2.423). (2/03)
 2. **Veterinary services** (074) (Section 2.414). (2/03)
 3. **Funeral service and crematories** (726) (Section 2.415). (2/03)
 4. **Used Merchandise Store** (Section 2.417). (2/03)
 5. **Service stations** (554) (Section 2.419) (2/03)
 6. **Automobile services** (75) (Section 2.420) BUT EXCLUDING automotive rental and leasing, without drivers (751), automotive repair shops (753), automotive repair (754). (2/03)
 7. **Commuter Rail Station**(2/03)

2.119.07 Use Restrictions

- A. The following uses are **prohibited** to be established in the EG zone: (2/03)
 1. **Farm Use.** (2/03)

2. The rendering, processing, or cleaning of animals, fish, seafood's, fowl, poultry, fruits, vegetables, or dairy products for wholesale use.
 3. Vehicle sales and secondary repair.
 4. General Storage, including boat and RV storage.
 5. Recreational vehicle parks (7033).
 6. Automotive Dealers (55).
 7. Automotive rental and leasing, without drivers (751).
 8. Automotive repair shops (753).
 9. Automotive services, except repair (754).
- B. A limitation of the total floor area of specified uses applies to all of Area A – Village Center of the Keizer Station Plan. A maximum total floor area of 800,000 square feet shall apply to the uses identified in Sections 2.119.03 (K) and 2.119.05 (I).

2.119.08 Development Standards

- A. Purpose. The Keizer Station Plan requires the development of Master Plans for each of the four areas. This process provides the City Council with an opportunity to review development proposals in conformance with the Keizer Development Code and the adopted Keizer Station Plan. Master Plans for each sub-area are required to meet the criteria identified in Section 3.113 of the Code.
- B. Master Plan Required. A master plan must be reviewed and approved by the City Council prior to subdivision platting or development. The Master Plan shall be reviewed through a Type II-B review process in accordance with this Section. It is recognized that the applicant of the master plan for the area may not own or control all the land within the master plan boundary. The master plan shall still cover the entire EG zone. For those portions not owned or controlled by the applicant, the Master Plan shall focus on a cohesive interconnected system of planned public facilities and shall set general guidelines to be used throughout the Master Plan area. Subdivision approval shall be based upon the zone and Section 3.108 as applicable.
1. The Master Plan will be developed and considered in accordance with the requirements of the Activity Center Overlay provisions (Section 2.125 of the Keizer Development Code). Once a Master Plan is adopted, the proposed development of each use shall be reviewed through Development Review as required in Section

2.315 of the Keizer Development Code. In the case of conflicts between the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards will apply.

2. The Master Plan shall include a detailed transportation system design plan for the EG zone. The location of transit facilities shall conform to Section 2.305 of the Code.

2.119.09 Dimensional Standards

- A. Purpose. The lot size standards promote new lots and parcels with sizes and shapes that are practical to assemble and develop. The standards are intended to prevent the creation of small lots or parcels, which are difficult to develop or to aggregate with other lots or parcels. The standards also discourage narrow lots or parcels, which increase demand for curb cuts. The EG zone is specifically designed for the property Contained in Area A – Village Center in the Keizer Station Plan. Uses in the gross acreage described shall be developed as a maximum seventy-five percent (75%) commercial uses listed in Sections 2.119.05 and .06 and a minimum twenty-five percent (25%) industrial uses listed in Sections 2.119.03 and 04. Uses shall be established in conformity with this Section and all other applicable regulations within the Keizer Development Code. Therefore, the division of such ground shall be approved to the standards in subsection 2.119.09.B. below.
- B. Minimum Lot Dimension Requirements.
 1. Unless exempted under Section (4) below, w Within the acreage identified for commercial uses, at least eighty percent (80%) of the lots or qualified abutting lots must meet Standard A stated in the table within this subsection and the remainder lots or parcels must meet Standard B.
 2. Unless exempted under Section (4) below, w Within the acreage identified for industrial uses, at least eighty percent (80%) of the lots or qualified abutting lots must meet Standard C stated in the table within this subsection and the remainder of the lots or parcels must meet Standard D.
 3. Qualified abutting lots:
 - a. Qualified abutting lots are defined as lots or parcels having the same classification as either all industrial or all commercially designated lands, lots that abut one another on at least one side and where there is no plan or proposal for curb cuts that would otherwise not be allowed if each individual lot was required to meet the dimensional

code revisions draft

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Page 11 of 16

standards of this section. Qualified abutting lots may be considered in the aggregate as if they were a single whole lot for purposes of determining such qualified abutting lots' compliance with the dimensional standards of this section. Qualified abutting lots may be considered in the aggregate as if they were a single whole lot for purposes of classification of such qualified abutting lots under Section A, B, C, or D below.

b. In the absence of the approval of a variance, for purposes of determining compliance with the dimensional standards below, any groups of qualified abutting lots shall consist of no more than four (4) individual lots or parcels.

3.4. Exemption - Lots, Parcels or Tracts. Individual Lots, parcels or tracts created ~~(a)~~ only for the purposes of providing a right-of-way or dedicated utilities, public drainage facilities or open space ~~or (b) having public rights of way frontage in excess of 40% of the perimeter of such individual lots or tracts~~ are exempt from the lot size and shape standards of this section. Lots, parcels, or tracts that are less than one acre in size, the perimeter of which is 80% or more surrounded by existing public rights of way or land that has previously been dedicated to the public for public access purposes are exempt from the classification standards and dimensional standards in the chart in the section that immediately follows.

<u>Development Type</u>	<u>Lot or Qualified Abutting Lots Standard</u>	<u>Minimum Lot or Qualified Abutting Lots Area</u>	<u>Minimum Average Width of individual Lot or of Qualified Abutting Lots*</u>	<u>Minimum Average Depth of individual Lots or of Qualified Abutting Lots*</u>
COMMERCIAL (2.119.05 & .06)	Standard A	20,000 sq. ft.	100 ft.	100 ft.
	Standard B	10,000 sq. ft.	75 ft.	75 ft.
INDUSTRIAL (2.119.03 & .04)	Standard C	3 acres	350 ft.	350 ft.
	Standard D	1 acre	150 ft.	150 ft.

* Note: by definition, Qualified Abutting lots are lots or parcels of the same use type designation – either commercial or industrial – that may be considered as if they are a single lot or parcel for purposes of determining compliance with applicable dimensional standards and to determine classification as Standard A-D under this chart.

individual lot minimum width and depth averages may be calculated in the aggregate

2.119.10 Development Standards

A. Height, Setback, Coverage, and Landscaping Requirements

Development Type	Building Standards		Building Setbacks				Minimum Landscaping
	Maximum Height	Maximum Lot or parcel Coverage	Street-side Min	Max	Side/Rear Not Adjacent to Residential zone	Adjacent to Residential zone	Percentage of Lot or parcel Area
Commercial (2.119.05 & .06)	100 ft. (1)	85% (2)	10 ft.	20 ft. (3)	None	40 ft.	15% (5)(6)
Industrial (2.119.03 & .04)	100 ft. / 15ft. within 50 of any residential zone (1)	80% (2)	20 10 ft.	None	None	40 ft.	20% (5)(6)

- (1) Height Exceptions. Exceptions to the maximum height standard are stated below.
- a. Projections allowed. Chimneys, flag poles, satellite receiving dishes, and other items similar with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.
 - b. Rooftop mechanical equipment. All rooftop mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment, which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.

- c. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit.
- (2) Maximum lot coverage allowed for buildings, accessory structures and paved parking.
- (3) Alternative maximum setback option for large commercial uses.
- a. Purpose. The intent of these regulations is to allow significantly deeper street setbacks for very large retail stores locating along transit street or street in a pedestrian district in exchange for a pedestrian and transit-friendly main street type of development. These large commercial sites can still be transit-supportive and pedestrian-friendly by placing smaller commercial buildings close to the street and by creating an internal circulation system that is similar to streets to separate the parking area into blocks. The intent is to encourage development that will, over time, form a pedestrian-friendly main street along the perimeter of the parking blocks. (2/03)
 - b. Regulation. Commercial buildings that exceed 100,000 square feet of floor area are exempt from the maximum setback requirements identified in Section 2.119.10.A. provided the pedestrian system connects buildings on the site to all adjacent properties. (2/03)
- (4) Landscaping. All required yards, except driveways, are required to be landscaped; that portion within the required yard, which is landscaped, may be included in the calculation to meet minimum landscape area requirements. Landscaping shall meet all applicable standards identified in Section 2.309 of the Keizer Development Code. In addition to landscaping provisions identified in Section 2.309, landscaping for properties within the EG zone shall be defined as follows: (2/03)
- “Landscaped Area” must be native or non-native trees, vegetation, ponds, rocks, ground cover, bark chips, cinders, terraces, vegetable or flower gardens, trellises, pathways, or structural features including but not limited to fountains, reflecting pools, outdoor art work, screen walls, fences and benches, which reasonably requires and continues to reasonably require human management to distinguish the area from a natural area. (2/03)
- Within the EG zone, landscape area requirements may be determined by the City Council to have a portion of landscaped or streetscaped area within the right-of-way to be included within the minimum landscape area requirement. (2/03)

- (5) Streetscaping. Streetscaping is defined as pedestrian oriented improvements to property outdoors. Streetscape may include, but is not limited to, walkways with varied materials (other than plain concrete or asphalt), art features, water features, planters, benches, hanging plant baskets, and plazas. (2/03)
- (a) In accordance with Section 3.113 Keizer Station Master Plan Review, at the time of master plan approval by the Council, the Council may determine if streetscape areas may be included in the minimum landscape area for a proposed development. (2/03)

(6) Parking

- (a) Averaging. KSP areas are master planned and as such are designed to be both planned and developed as a whole. Shared parking is encouraged in master planned areas. Therefore, parking within the KSP areas subject to a master plan, shall be deemed to meet the maximum and the minimum parking requirements set forth in the City's code so long as a parking plan is approved that contains a total number of parking spaces which is neither above the aggregate maximums nor below the aggregate minimums which result when parking requirements for the individual uses within the parking plan are calculated separately and the resulting maximums and minimums are totaled.
- (b) Reduce or waive minimum off-street parking standards. The applicant may request a reduction to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility; availability of transit service, and likelihood of carpool use; and adjacent on-street parking. The parking study is subject to review and approval or modification by the City.

B. Design Standards. All development in the EG zone shall comply with applicable standards in Section 2.315 of the Keizer Development Code, in addition to the standards below: (2/03)

1. Exterior Display, Storage, and Work Activities.
- a. Exterior display and storage is allowed. Exterior display and storage shall not be located within required setbacks nor required landscaped areas. Exterior display and exterior storage areas shall not be located within 100 feet of any property line within 60 feet of a residential zone. (2/03)

- b. Exterior work activities are allowed in the areas identified for industrial development. Exterior work activities shall not be located within required setbacks nor required landscaped areas. Such exterior work activities shall not be located within 100 feet of any property line within 60 feet of a residential zone. (2/03)

2. All development must comply with the applicable standards identified in the Keizer Development Code including, but not limited to, the following: (2/03)

Section 2.125	Activity Overlay Zone
Section 2.3	General Development Standards
Section 2.301	General Provisions
Section 2.302	Street Standards
Section 2.303	Off-Street Parking and Loading
Section 2.305	Transit Facilities
Section 2.306	Storm Drainage
Section 2.307	Utility Lines and Facilities
Section 2.308	Signs
Section 2.309	Site and Landscaping Design
Section 2.310	Development Standards for Land Divisions
Section 2.312	Yard and Lots Standards
Section 2.315	Development Standards
Section 2.4	Special Uses