



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: April 19, 2016
Jurisdiction: City of Forest Grove
Local file no.: 311-15-00027-PLNG
DLCD file no.: 006-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 04/15/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 39 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 006-15 {24169}
Received: 4/15/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Forest Grove

Local file no.: **311-15-00027-PLNG**

Date of adoption: 3/28/2016 Date sent: 4/15/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 12/11/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Daniel Riordan, Senior Planner

Phone: (503) 992-3226

E-mail: driordan@forestgrove-or.gov

Street address: 1924 Council Street

City: Forest Grove

Zip: 97116-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

N/A

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from N/A to acres. A goal exception was required for this change.
- Change from N/A to acres. A goal exception was required for this change.
- Change from N/A to acres. A goal exception was required for this change.
- Change from N/A to acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres: N/A	Non-resource – Acres:
Forest – Acres: N/A	Marginal Lands – Acres:
Rural Residential – Acres: N/A	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: N/A	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres: N/A	Non-resource – Acres:
Forest – Acres: N/A	Marginal Lands – Acres:
Rural Residential – Acres: N/A	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: N/A	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Forest Grove Development Code Article 3 (Zoning Districts)

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from N/A	to N/A	Acres:
Change from N/A	to N/A	Acres:
Change from N/A	to N/A	Acres:
Change from N/A	to N/A	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: None

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Amendment to the Forest Grove Development Code to identify uses and add development standards for the Business Industrial Park zoning district necessary to implement the Campus Employment Comprehensive Plan designation.

ORDINANCE NO. 2016-06

**ORDINANCE AMENDING FOREST GROVE DEVELOPMENT CODE ARTICLE 3 TO
ESTABLISH THE BUSINESS INDUSTRIAL PARK ZONE
FILE NO. 311-15-00027-PLNG**

WHEREAS, The City of Forest Grove approved Ordinance 2014-01 and 2014-02 updating the Forest Grove Comprehensive Plan; and

WHEREAS, the updated Forest Grove Comprehensive Plan includes a new plan designation title Campus Employment; and

WHEREAS, the Campus Employment Comprehensive Plan designation is an employment plan designation intended for development of industrial and office parks with a high level of amenity value including landscaping and open space; and

WHEREAS, the Campus Employment designation is intended to allow for industrial and corporate office uses and supporting service activities; and

WHEREAS, a zoning designation is necessary to implement the Campus Employment Plan designation and for zoning property; and

WHEREAS, on January 19, 2016, the Planning Commission held a duly-noticed Public Hearing on proposed amendments to Article 3 of the Development Code to establish a Business Industrial Park zoning designation intended to implement the Campus Employment Plan designation; and

WHEREAS, the Planning Commission adopted Planning Commission Findings and Decision Number 16-02 recommending approval of the proposed Development Code amendments; and

WHEREAS, the City Council held a duly-noticed Public Hearing on the proposed ordinance on March 14, 2016, and continued the hearing on March 28, 2016.

NOW THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Forest Grove hereby adopts the text amendments to the Development Code Articles 3 as shown on Exhibit A.

Section 2. The City Council hereby adopts the Planning Commission's Findings and Decision dated January 12, 2016 as shown on Exhibit B.

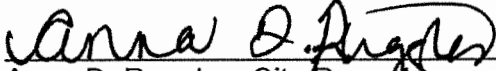
Section 3. The City Council hereby finds that the proposed amendments are consistent with and meet the provisions of Development Code Section 10.2.630 *Review Criteria Pertaining to Zoning Text Amendments* as shown on Exhibit B.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. This ordinance shall be effective 30 days following its enactment by the City Council.

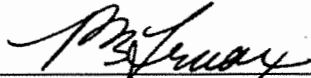
PRESENTED AND PASSED the first reading this 14th day of March, 2016.

PASSED the second reading this 28th day of March, 2016.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 28th day of March, 2016.



Peter B. Truax, Mayor

INDUSTRIAL ZONES**10.3.500 PURPOSE**

The City of Forest Grove has established two industrial zones to implement the Industrial designation of the Comprehensive Plan. Non-industrial uses are restricted to protect industrial lands for employment and to minimize land use conflicts.

10.3.510 LIST OF INDUSTRIAL ZONES**A. Light Industrial (LI)**

The LI zone is intended for a wide variety of manufacturing and other industrial uses with controlled external impacts. These types of industries are often involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling and warehousing. Industrial activities occur within enclosed buildings. On a limited basis, supporting commercial and office uses are permitted in the LI zone.

B. General Industrial (GI)

The GI zone is intended for industrial uses that are generally not compatible with residential development because of their operational characteristics. This district is also intended for uses that may require extensive outdoor areas to conduct business activities or for product storage or display. General industrial uses include those involved in the processing of raw materials into refined products and/or industrial uses that have external impacts. The purpose of this district is to permit the normal operations of any industry that can meet and maintain compliance with established state and federal performance standards. The district is intended to contain supportive retail development. Commercial or retail uses that do not primarily serve the needs of people working or living in the employment and industrial areas are prohibited in this district. New residential uses are not permitted in the GI zone.

C. Business Industrial Park (BIP)

The BIP zone is intended to implement the Campus Employment designation of the Forest Grove Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The BIP zone allows a mixture of light industrial, employment, and office uses, together with some small-scale commercial uses with controlled external impacts. The development standards within the zone require well-landscaped, attractive and cohesive developments.

10.3.520 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

- A. Permitted Uses. Uses allowed in the Industrial zones are listed in Table 3-14 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Limited Uses. Uses that are allowed subject to specific limitations are listed in Table 3-14 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.
- C. Conditional Uses. Uses that are allowed if approved through the conditional use process are listed in Table 3-14 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. Section 10.2.200 contains the conditional use process and approval criteria.
- D. Prohibited Uses. Uses listed in Table 3-14 with an “N” are prohibited. Existing uses may be subject to the regulations of Section 10.7.700, Nonconforming Development.
- E. Accessory Uses. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

Table 3-14
Industrial Zones: Use Table

USE CATEGORY	LI	GI	BIP
<u>RESIDENTIAL</u>	L ^[1]	L ^[1]	
Household Living	N	N	N
Group Living	N	N	N
Transitional Housing	N	N	N
Home Occupation	N	N	N
Bed & Breakfast	N	N	N
<u>CIVIC / INSTITUTIONAL</u>			
Basic Utilities	P	P	P
Major utility transmission facilities	C	C	C
Colleges	N	N	N
Community Recreation	N	N	C
Cultural Institutions	N	N	C
Day Care	L ^[2]	L ^[2]	L ^[2]
Emergency Services	C	C	C
Postal Services	C	N	C
Religious Institutions	N	N	N
Schools	L ^[3]	L ^[3]	L ^[3]
Social/ Fraternal Clubs / Lodges	N	N	N

<u>COMMERCIAL</u>			
Commercial Lodging	N	N	N
Eating & Drinking Establishments	L ^[4]	L ^[4]	L[4]
Entertainment – Orientated:			
- Major Event Entertainment	N	N	N
- Outdoor Entertainment	N	N	N
- Indoor Entertainment	N	N	C
General Retail:			
- Sales – Orientated	N	L ^[4]	L[4]
- Personal Services	N	N	L[9]
- Repair – Orientated	N	N	P
- Bulk Sales	N	N	N
- Outdoor Sales	N	N	N
- Animal - Related	N	N	N
Medical Centers	N	N	C
Motor Vehicle Related:			
- Motor Vehicles Sale / Rental	N	N	N
- Motor Vehicle Servicing / Repair	N	N	N
- Motor Vehicle Fuel Sales	N	N	N
Non-Accessory Parking	N	N	N
Office	L ^[5]	L ^[5]	L[10]
Self-Service Storage	N	P	P
<u>INDUSTRIAL</u>			
Industrial Services	L ^[6]	P	L[6]
Manufacturing & Production:			
- Light Industrial	P	P	L[7]
- General Industrial	N	P	L[7]
Call Centers	P	P	P
Railroad Yards	N	P	N
Research & Development	P	P	P
Warehouse / Freight Movement	P	P	P
Waste – Related	C	C	C
Wholesale Sales	P	P	C
<u>OTHER</u>			
Agriculture / Horticulture	P	P	P
Cemeteries	N	N	N
Detention Facilities	C	P	C
Mining	N	C	N
Wireless Communication Facilities	L[8]	L[8]	L[8]
Information	P	P	P

Table 3-6 Footnotes:

- [1] One (1) dwelling is permitted for a watchman employed on the premises.
- [2] On-site day care for employees is permitted in the LI, GI and BIP zones. Conditional use permit approval is required for a day care facility that is intended to serve more than on-site employees.

- [3] Educational uses for high school or college level programs governed by ORS Chapter 300 et. seq. comprising no more than 20% of the floor space of a building owned by a governmental agency shall be permitted provided that the following are met: (1) the use is separated from all industrial activities located on the site; (2) the use is located totally within a building; and (3) hours of operation are limited from 7:00 to 7:00 P.M.
- [4] Supportive retail or commercial use, such as convenience store, coffee shop, deli or business service, up to 3,000 square feet per use, permitted if the Director finds that it primarily serves the needs of the people working or living in the industrial area (drive-through prohibited). Employee cafeterias are permitted as an accessory use.
- [5] In the LI zone, up to 50% and in the GI zone, up to 20% of the total floor area of the development may consist of executive and administrative offices that relate to the industrial use of the property. Stand-alone offices in association with uses allowed in the LI but are at other locations are allowed in that district. Multiple tenant office buildings are prohibited.
- [6] Industrial services in the LI and BIP zones must take place within an enclosed building.
- [7] All processing and manufacturing must take place within a building or enclosed structure. Outdoor storage of raw materials, finished products and vehicles is prohibited.
- [8] Wireless communication facilities are regulated by the standards in Article 8.
- [9] Personal services limited to 3,000 square feet in conjunction with larger uses.
- [10] Limited to corporate offices where the majority of traffic generated comes from employees and not the general public.

10.3.530 INDUSTRIAL ZONE DEVELOPMENT STANDARDS

The development standards listed below are applicable to all development within the Light Industrial, General Industrial and Business Industrial Park zones. Development within these zones shall also comply with all other applicable requirements of this Code, including the general development standards in Article 8.

**Table 3-15
Industrial Zone Dimensional Requirements**

STANDARD	LI	GI	BIP
Minimum lot size	10,000 sf	10,000 sf	20,000 sf
Minimum lot width	100 ft.	100 ft.	100 ft.
Minimum lot depth	None	None	None
Minimum yard setbacks ^[1]	None	None	Front: 20 feet Interior Side: 10 feet Rear: 10 feet
Maximum building height ^[2]	None	None	45 feet
Maximum building coverage			50%
Minimum landscaping			15%

Footnotes:

- [1] A setback and buffer may be required where a LI, GI or BIP boundary abuts a less intensive zone. See screening and buffering standards in Article 8. When an industrial site is separated from a

residential zone by either a dedicated public street, or a railroad main line or spur track, no setback shall be required in that yard adjacent to the residential zone.

- [2] Building height unlimited per the Building Code with the installation of a sprinkler system approved by the Forest Grove Fire Department in all buildings over two (2) stories.

10.3.540 ADDITIONAL INDUSTRIAL ZONE STANDARDS

- A. Site Plan Review Required. Development in the LI, GI and BIP zones is subject to a Type II site plan review process.
- B. Parking. Parking, loading and unloading areas shall not be located within a required setback area.

No loading or unloading facilities shall be located adjacent to a residential district if there is an alternative location of adequate size for loading and unloading facilities that is not adjacent to a residential district.

Off-street surface parking shall not occupy more than 33% of the public street frontage. Where a site has frontage along a side street a surface parking lot may occupy more than 33% of the side street frontage. Parking areas located along a public street frontage shall be screened with any one or combination of the following techniques: solid perimeter wall, earthen berm or evergreen hedge with a minimum spacing of 3 feet and maximum height of 5 feet. Parking areas shall be landscaped as required in Development Code Section 10.8.415.

- C. Performance Standards. No land or structure in the LI, GI and BIP zones shall be used or occupied unless there is continuing compliance with the standards set forth by the Environmental Protection Agency, Oregon Department of Environmental Quality and Metro relative to noise, vibration, smoke and particulate matter, odors, heat and glare, and insects and rodents.
- D. Solid Waste Collection Areas. Exterior solid waste dumpsters and solid waste collection areas must be screened from the public street and any abutting residential, commercial or town center zones.
- E. Mechanical Equipment. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators, must be screened from the street and any abutting residential zones by walls, fences, or vegetation tall enough to screen the equipment. Mechanical equipment on roofs must be screened from the ground level of any abutting residential zone.
- F. Building Façade and Massing. Where building elevations are oriented to the street, architectural features, such as windows, pedestrian entrances, building off-sets, projections, change in materials or change in colors shall be used to break-up building surfaces and volumes.

Buildings exceeding 100 feet in the horizontal direction facing a public street shall include vertical relief using windows or vertical design elements incorporating change in exterior building materials or landscape screening.

Recessed entries or canopies shall be used at the entrances of buildings in order to reinforce a pedestrian-scale and to break-up large blank walls.

G. Landscaping. Except for driveways and parking areas, the front setback area along a primary public street frontage shall be landscaped with lawn, trees, hedges or ornamental flowers. Such landscaping shall be maintained in good order.

I. Signage. Pole signs are prohibited within areas zoned as Business Industrial Park. Free standing signs shall be monument type signs no more than five feet in height with a maximum area of 40 square feet including face and pedestal.

Multi-tenant complexes shall provide unified monument signage for individual tenants near an access point for the complex. Such signs shall comply with the requirements of Section 10.8.830(D). Monument shall be not be placed within any clear vision area required in Section 10.8.155.

J. Site Circulation. All roadways and drives shall include sidewalks on at least one side of the roadway or drive with the exception of vehicle facilities that provide access solely to loading and service areas.

All pedestrian connections to the public sidewalk shall include canopy trees spaced at maximum of 30 feet on center. Coniferous trees are permitted with approval of the Director. Trees shall be placed within planting beds sized appropriately for the tree species using tree planting best practices adopted by the International Society of Arboriculture or similar professional organization.

K. Surface Water Management. When required, on-site surface water management facilities, such as detention ponds and swales, shall be incorporated into open space and landscaped areas through the use of unifying landscape elements. The Director shall make a determination as to whether the design meets the intent of this standard. The Director's determination is appealable to the Planning Commission.

PLANNING COMMISSION FINDINGS AND DECISION NUMBER 16-02

RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO DEVELOPMENT CODE TO ESTABLISH DEVELOPMENT STANDARDS IN THE BUSINESS INDUSTRIAL PARK ZONE

File No. 311-15-000027-PLNG

WHEREAS, the City Council on January 27, 2014 adopted Ordinance 2014-01 and 2014-02 updating the Forest Grove Comprehensive Plan; and

WHEREAS, the updated Forest Grove Comprehensive Plan established a new Campus Employment plan designation; and

WHEREAS, the Campus Employment plan designation is intended for development of industrial and office parks with a high level of amenity value; and

WHEREAS, the City desires to amend the text of Article 3 of the Forest Grove Development Code to create the Business Industrial Park (BIP) zoning district to implement the Campus Employment Comprehensive Plan designation; and

WHEREAS, the Development Code amendments establish uses and standards for development within the Business Industrial Park zone consistent with the intent of Campus Employment Plan designation; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed amendments to the Development Code on January 19, 2016.

Now, therefore, The Planning Commission of the City of Forest Grove recommends to the City Council approval of amendment to Article 3 of the Forest Grove Development Code shown on EXHIBIT A including the following modification recommended by the Planning Commission:

1. Revise amendment to Development Code Section 10.3.540(I) (Additional Industrial Zone Standards - Signs):

Multi-tenant complexes shall provide unified monument signage for individual tenants near an access point for the complex. Such signs shall comply with the requirements of Section 10.8.830(D). Monument shall be not be placed within any clear vision area required in Section 10.8.155.

The Planning Commission also makes the following findings in support of this decision:

Section 1. The recommended amendments are consistent with and meet the provisions of Development Code Section 10.2.630 Review Criteria pertaining to zoning text amendments:

ATTACHMENT A

- A. The text amendment is consistent with relevant goals and policies of the Forest Grove Comprehensive Plan.

Finding: The text amendment to establish the Business Industrial Park zone is consistent with the Land Use, Economic Development and Urbanization goals and policies identified in the Forest Grove Comprehensive Plan for the following reasons. The BIP zone is intended to implement the Campus Employment designation of the Forest Grove Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The BIP zone allows a mixture of light industrial, employment, and office uses, together with some small-scale commercial uses. The development standards within the zone require well-landscaped, attractive and cohesive developments.

The Comprehensive Plan states the Campus Employment district “is intended to contain supportive retail development and business services” Furthermore, the Comprehensive Plan states Typical uses [within the Campus Employment district] include high technology companies, call centers, research and development firms, and business incubators.”

As stated in the Comprehensive Plan “The Campus Employment designation is intended for development of industrial and office parks with a high level of amenity value including landscaping and open space.” The Business Industrial Park zone establishes development standards consistent with the Comprehensive Plan.

The Comprehensive Plan states industrial activities within the Campus Employment District typically take place in enclosed structures. To comply with this requirement wording is proposed in the text amendment to require “All processing and manufacturing must take place within a building or enclosed structure. Outdoor storage of raw materials, finished products and vehicles is prohibited.”

- B. The text amendment is consistent with relevant statewide and regional planning goals, programs and rules.

Finding: The recommended amendment is comply with the following Statewide Land Use Planning and regional planning goals, programs and rules:

1. Statewide Land Use Planning Goals

Finding: Goal 9: Economic Development: Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.

OAR 660-009-0025 implements Statewide Planning Goal 9. Under OAR 660-009-0025, cities and counties must adopt measures adequate to implement policies of OAR 660-009-0020 (Industrial and Other Employment Development Policies). Appropriate implementing measures include amendments to plan and zone map designations, land

use regulations, public facility plans, and transportation system plans. This amendment is to land use regulations to implement the Campus Employment Comprehensive Plan designation. Since development in the Campus Employment designation and Business Improvement Park zone provides for employment opportunities the recommended amendment meets Statewide Plan Use Planning Goal 9.

2. Metro Regional Framework Plan

Finding: The purpose of Metro Regional Framework Plan Land Use Policy 1.5.3 is to ensure that all neighborhoods and all people have access to opportunity and share the benefits, as well as burdens, of economic and population growth in the region. The recommended expands local opportunities for employment. As such, the amendment furthers the intent of Policy 1.5.3 by promoting employment for Forest Grove residents so that residents participate in the benefits of a strong local economy.

The Metro 2040 Growth Concept, implemented through Metro Regional Framework Plan, encourages the mixing of various types of employment. The Campus Employment Comprehensive Plan designation and corresponding Business Industrial Park zone allows for a variety of employment activities meeting employment needs identified in the City's Economic Opportunities Analysis adopted in 2009. Such uses include industrial services, manufacturing, call centers, research and development, warehousing, wholesale sales, office, and limited retail. These activities meet the intent of the Metro 2040 Growth Concept.

3. Metro Regional Functional Plan

Finding: The recommended amendment is consistent with Title 4 of the Metro Regional Functional Plan. Title 4 addresses industrial and other employment areas in the regional. The purpose and intent statement of Title 4 promotes a strong regional economy. To improve the economy, Title 4 seeks to cluster activities in proximity to one another rather than in dispersed locations. The recommended amendment provides an opportunity to zone land near existing industrial areas to provide complementary employment activities. Such activities include industrial services, warehousing, and uses serving employees working in industrial areas.

TOM BECK, Chair

Date

EXHIBIT A
PLANNING COMMISSION RECOMMENDED DEVELOPMENT CODE AMENDMENTS
File Number 311-15-000027-PLNG

INDUSTRIAL ZONES

10.3.500 PURPOSE

The City of Forest Grove has established two industrial zones to implement the Industrial designation of the Comprehensive Plan. Non-industrial uses are restricted to protect industrial lands for employment and to minimize land use conflicts.

10.3.510 LIST OF INDUSTRIAL ZONES

A. Light Industrial (LI)

The LI zone is intended for a wide variety of manufacturing and other industrial uses with controlled external impacts. These types of industries are often involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling and warehousing. Industrial activities occur within enclosed buildings. On a limited basis, supporting commercial and office uses are permitted in the LI zone.

B. General Industrial (GI)

The GI zone is intended for industrial uses that are generally not compatible with residential development because of their operational characteristics. This district is also intended for uses that may require extensive outdoor areas to conduct business activities or for product storage or display. General industrial uses include those involved in the processing of raw materials into refined products and/or industrial uses that have external impacts. The purpose of this district is to permit the normal operations of any industry that can meet and maintain compliance with established state and federal performance standards. The district is intended to contain supportive retail development. Commercial or retail uses that do not primarily serve the needs of people working or living in the employment and industrial areas are prohibited in this district. New residential uses are not permitted in the GI zone.

C. Business Industrial Park (BIP)

The BIP zone is intended to implement the Campus Employment designation of the Forest Grove Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The BIP zone allows a mixture of light industrial, employment, and office uses, together with some small-scale commercial uses. The development standards within the zone require well-landscaped, attractive and cohesive developments.

10.3.520 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

- A. Permitted Uses. Uses allowed in the Industrial zones are listed in Table 3-14 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Limited Uses. Uses that are allowed subject to specific limitations are listed in Table 3-14 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.
- C. Conditional Uses. Uses that are allowed if approved through the conditional use process are listed in Table 3-14 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. Section 10.2.200 contains the conditional use process and approval criteria.
- D. Prohibited Uses. Uses listed in Table 3-14 with an “N” are prohibited. Existing uses may be subject to the regulations of Section 10.7.700, Nonconforming Development.
- E. Accessory Uses. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

**Table 3-14
Industrial Zones: Use Table**

USE CATEGORY	LI	GI	<i>BIP</i>
<u>RESIDENTIAL</u>	L ^[1]	L ^[1]	
Household Living	N	N	<u>N</u>
Group Living	N	N	<u>N</u>
Transitional Housing	N	N	<u>N</u>
Home Occupation	N	N	<u>N</u>
Bed & Breakfast	N	N	<u>N</u>
<u>CIVIC / INSTITUTIONAL</u>			
Basic Utilities	P	P	<u>P</u>
Major utility transmission facilities	C	C	<u>C</u>
Colleges	N	N	<u>N</u>
Community Recreation	N	N	<u>C</u>
Cultural Institutions	N	N	<u>C</u>
Day Care	L ^[2]	L ^[2]	<u>L^[2]</u>

Emergency Services	C	C	<u>C</u>
Postal Services	C	N	<u>C</u>
Religious Institutions	N	N	<u>N</u>
Schools	L ^[3]	L ^[3]	<u>L[3]</u>
Social/ Fraternal Clubs / Lodges	N	N	<u>N</u>
<u>COMMERCIAL</u>			
Commercial Lodging	N	N	<u>C</u>
Eating & Drinking Establishments	L ^[4]	L ^[4]	<u>L[4]</u>
Entertainment – Orientated:			
- Major Event Entertainment	N	N	<u>N</u>
- Outdoor Entertainment	N	N	<u>N</u>
- Indoor Entertainment	N	N	<u>C</u>
General Retail:			
- Sales – Orientated	N	L ^[4]	<u>L</u>
- Personal Services	N	N	<u>P</u>
- Repair – Orientated	N	N	<u>P</u>
- Bulk Sales	N	N	<u>C</u>
- Outdoor Sales	N	N	<u>C</u>
- Animal - Related	N	N	<u>C</u>
Medical Centers	N	N	<u>C</u>
Motor Vehicle Related:			
- Motor Vehicles Sale / Rental	N	N	<u>N</u>
- Motor Vehicle Servicing / Repair	N	N	<u>N</u>
- Motor Vehicle Fuel Sales	N	N	<u>N</u>
Non-Accessory Parking	N	N	<u>N</u>
Office	L ^[5]	L ^[5]	<u>P</u>
Self-Service Storage	N	P	<u>P</u>
<u>INDUSTRIAL</u>			
Industrial Services	L ^[6]	P	<u>P</u>
Manufacturing & Production:			
- Light Industrial	P	P	<u>L[7]</u>
- General Industrial	N	P	<u>L[7]</u>
Call Centers	P	P	<u>P</u>
Railroad Yards	N	P	<u>N</u>
Research & Development	P	P	<u>P</u>
Warehouse / Freight Movement	P	P	<u>P</u>
Waste – Related	C	C	<u>C</u>
Wholesale Sales	P	P	<u>P</u>
<u>OTHER</u>			
Agriculture / Horticulture	P	P	<u>P</u>
Cemeteries	N	N	<u>N</u>
Detention Facilities	C	P	<u>C</u>
Mining	N	C	<u>N</u>
Wireless Communication	L ^[8]	L ^[8]	<u>L[8]</u>

Facilities			
Information	P	P	<u>P</u>

Table 3-6 Footnotes:

- [1] One (1) dwelling is permitted for a watchman employed on the premises.
- [2] On-site day care for employees is permitted in the LI, GI and BIP zones. Conditional use permit approval is required for a day care facility that is intended to serve more than on-site employees.
- [3] Educational uses for high school or college level programs governed by ORS Chapter 300 et. seq. comprising no more than 20% of the floor space of a building owned by a governmental agency shall be permitted provided that the following are met: (1) the use is separated from all industrial activities located on the site; (2) the use is located totally within a building; and (3) hours of operation are limited from 7:00 to 7:00 P.M.
- [4] Supportive retail or commercial use, such as convenience store, coffee shop, deli or business service, up to 3,000 square feet per use, permitted if the Director finds that it primarily serves the needs of the people working or living in the industrial area (drive-through prohibited). Employee cafeterias are permitted as an accessory uses.
- [5] In the LI zone, up to 50% and in the GI zone, up to 20% of the total floor area of the development may consist of executive and administrative offices that relate to the industrial use of the property. Stand-alone offices in association with uses allowed in the LI but are at other locations are allowed in that district. Multiple tenant office buildings are prohibited.
- [6] Industrial services in the LI and BIP zones must take place within an enclosed building.
- [7] All processing and manufacturing must take place within a building or enclosed structure. Outdoor storage of raw materials, finished products and vehicles is prohibited.
- [8] Wireless communication facilities are regulated by the standards in Article 8.

10.3.530 INDUSTRIAL ZONE DEVELOPMENT STANDARDS

The development standards listed below are applicable to all development within the Light Industrial, General Industrial and Business Industrial Park zones. Development within these zones shall also comply with all other applicable requirements of this Code, including the general development standards in Article 8.

**Table 3-15
Industrial Zone Dimensional Requirements**

STANDARD	LI	GI	<u>BIP</u>
Minimum lot size	10,000 sf	10,000 sf	<u>20,000 sf</u>
Minimum lot width	100 ft	100 ft	<u>100 ft</u>
Minimum lot depth	None	None	<u>None</u>
Minimum yard setbacks ^[1]	None	None	<u>Front: 20 feet Interior Side: 10 feet Rear: 10 feet</u>
Maximum building height ^[2]	None	None	<u>45 feet</u>

Maximum building coverage			50%
Minimum landscaping			15%

Footnotes:

- [1] A setback and buffer may be required where a LI, GI or BIP boundary abuts a less intensive zone. See screening and buffering standards in Article 8. When an industrial site is separated from a residential zone by either a dedicated public street, or a railroad main line or spur track, no setback shall be required in that yard adjacent to the residential zone.
- [2] Building height unlimited per the Building Code with the installation of a sprinkler system approved by the Forest Grove Fire Department in all buildings over two (2) stories.

10.3.540 ADDITIONAL INDUSTRIAL ZONE STANDARDS

- A. Site Plan Review Required. Development in the LI, GI and BIP zones is subject to a Type II site plan review process.
- B. Parking. Parking, loading and unloading areas shall not be located within a required setback area.

No loading or unloading facilities shall be located adjacent to a residential district if there is an alternative location of adequate size for loading and unloading facilities that is not adjacent to a residential district.

Off-street surface parking shall not occupy more than 33% of the public street frontage. Where a site has frontage along a side street a surface parking lot may occupy more than 33% of the side street frontage. Parking areas located along a public street frontage shall be screened with any one or combination of the following techniques: solid perimeter wall, earthen berm or evergreen hedge with a minimum spacing of 3 feet and maximum height of 5 feet. Parking areas shall be landscaped as required in Development Code Section 10.8.415.

- C. Performance Standards. No land or structure in the LI, GI and BIP zones shall be used or occupied unless there is continuing compliance with the standards set forth by the Environmental Protection Agency, Oregon Department of Environmental Quality and Metro relative to noise, vibration, smoke and particulate matter, odors, heat and glare, and insects and rodents.
- D. Solid Waste Collection Areas. Exterior solid waste dumpsters and solid waste collection areas must be screened from the public street and any abutting residential, commercial or town center zones.
- E. Mechanical Equipment. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators, must be screened from the street and any abutting residential zones by walls, fences, or vegetation tall enough to screen the equipment. Mechanical equipment on roofs must be screened from the ground level of any abutting residential zone.

F. Building Façade and Massing. Where building elevations are oriented to the street, architectural features, such as windows, pedestrian entrances, building off-sets, projections, change in materials or change in colors shall be used to break-up building surfaces and volumes.

Buildings exceeding 100 feet in the horizontal direction facing a public street shall include vertical relief using windows or vertical design elements incorporating change in exterior building materials or landscape screening.

Recessed entries or canopies shall be used at the entrances of buildings in order to reinforce a pedestrian-scale and to break-up large blank walls.

G. Landscaping. Except for driveways and parking areas, the front setback area along a primary public street frontage shall be landscaped with lawn, trees, hedges or ornamental flowers. Such landscaping shall be maintained in good order.

I. Signage. Pole signs are prohibited within areas zoned as Business Industrial Park. Free standing signs shall be monument type signs no more than five feet in height with a maximum area of 40 square feet including face and pedestal.

Signs for multi-tenant complexes shall comply with the requirements of Section 10.8.830(D). Monument signs shall be not be placed within any clear vision area required in Section 10.8.155.

Interior lighted plastic signs are prohibited within any area zoned as Business Industrial Park.

J. Site Circulation. All roadways and drives shall include sidewalks on at least one side of the roadway or drive with the exception of vehicle facilities that provide access solely to loading and service areas.

All pedestrian connections to the public sidewalk shall include canopy trees spaced at maximum of 30 feet on center. Coniferous trees are permitted with approval of the Director. Trees shall be placed within planting beds sized appropriately for the tree species using tree planting best practices adopted by the International Society of Arboriculture or similar professional organization.

K. Surface Water Management. When required, on-site surface water management facilities, such as detention ponds and swales, shall be incorporated into open space and landscaped areas through the use of unifying landscape elements. The Director shall make a determination as to whether the design meets the intent of this standard. The Director's determination is appealable to the Planning Commission.