

# Molalla Planning Department

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## Staff Recommendation

August 4, 2009

Staff suggests the following inclusion/changes to the code:

Under Purposes add to the existing language: "The employment zone district allows a mix of clean, employee-intensive industries and offices serving industrial needs. These areas provide jobs that strengthen and diversify the economy. The uses permitted in an employment zone are intended to improve the region's economic climate and protect the supply of sites for employment by limiting incompatible uses within the employment areas and promoting industrial uses, uses accessory to industrial uses, offices for industrial research and development of office type uses.

### 17.4.110 Employment Zone

#### Development Standards

- A. 25,000 square feet - Minimum Lot Area (sq ft) \*Development must conform to lot width, depth, yard setback and coverage standards.
- B. 100 ft - Minimum Lot Width
- C. 100 ft - Minimum Lot Depth
- D. 45 feet - Maximum Building Height
- E. Yes - Building Height Transition
- F. 85 percent - Maximum Lot Coverage
- G. 15 percent - Minimum Landscape Area (% of site)
- H. Minimum Setback (ft)<sup>1</sup> - Along all public right-of-way<sup>2</sup>

Front	Side	Street Side	Rear	Along Arterials
20 ft	10 ft	20 ft	10 ft	See TSP

- I. Fences & Gardening/Retaining Walls<sup>3</sup>

<sup>1</sup> No balconies may extend into the public right-of-way.

<sup>2</sup> Buffers shall follow those of industrial uses abutting residential when such an adjacent use exists.

<sup>3</sup> See also sections 18.1.2 Vision Clearance and 18.2.500 Fences and Walls. Fences and walls may be extended to 8' when approved through a land use procedure.

Max Height Front	Max Height Side	Max Height Street Side	Max Height Rear
42"	6'	6'	6'

J. Permitted Uses

1. Experimental, film or testing laboratories;
2. Industries that manufacture from, or otherwise process, previously prepared materials;
3. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing;
4. Trade schools including technical, professional, vocational, business schools and college or university programs serving industrial needs;
5. Corporate or government headquarters or regional offices with fifty or more employees;
6. Computer component assembly plants;
7. Information and data processing centers;
8. Software and hardware development;
9. Engineering, architectural and surveying services;
10. Non-commercial, educational, scientific and research organizations;
11. Research and development activities;
12. Industrial and professional equipment and supply stores, which may include service and repair of the same;
13. Retail sales and services, including eating establishments for employees (i.e. a cafe or sandwich shop), located in a single building or in multiple buildings that are part of the same development shall be limited to a maximum of 20,000 square feet or 5 percent of the building square footage, whichever is less and the retail sales and services shall not occupy more than 10 percent of the net developable portion of all contiguous industrial lands;
14. Financial, insurance, real estate or other professional offices, as an accessory use to a permitted use, located in the same building as the permitted use and limited to 10 percent of the total floor area of the development. Financial institutions shall primarily serve the needs of businesses and employees within the development and drive-thru features are prohibited.

K. Accessory Uses

1. No accessory structure shall be detached from the main building and must be built to the same look of the existing structure when connected to an existing structure.

L. Conditional Uses

1. Distribution or warehousing;
  2. Any other use which, in the opinion of the Planning Commission, is of similar character of those specified as outright uses and conditional uses. In addition the proposed conditional uses:
    - a) Will have minimal adverse impact on the appropriate development of primary uses on abutting properties and the surrounding area considering location, size, design and operating characteristics of the use;
    - b) Will not create odor, dust, smoke, fumes, noise, glare, heat or vibrations which are incompatible with primary uses allowed in this district;
    - c) Will be located on a site occupied by a primary use, or, if separate, in a structure which is compatible with the character and scale or uses allowed within the district and on a site no larger than necessary for the use and operational requirements of the use; and
    - d) Will provide vehicular and pedestrian access, circulation, parking and loading areas which are compatible with similar facilities for uses on the same site or adjacent sites.
1. On (A.1) remove the word "Always"
  2. 17.4.140 (A.4) add as (d) - "Include street trees and street side landscaping"
  3. 17.4.140 (A.4) add as (e) - "Provide an integrated open space and pedestrian system with the development with appropriate connections to surrounding properties."
  4. Add to 17.4.140 make (C) - Outdoor Storage and Refuse/Recycling Collection Areas
    - a) No materials, supplies or equipment, including company-owned or operated trucks or motor vehicles, shall be stored in any area on a lot except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from the neighboring properties or streets. No storage areas shall be maintained between a street and the front of the structure nearest the street.