

Section 1: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.10.20, LAND USES, will be amended to read as follows:

20.10. COMMERCIAL LAND USE DISTRICTS

20.10.20 Land Uses

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Commercial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.10.25.

Category and Specific Use <small>Superscript Refers to Use Restrictions</small>		NS	CS	CC	GC
		P: Permitted	C: Conditional	N: Prohibited	
Residential					
1. Care	A. Care Facilities	P	P	P	P
2. Dwellings	B. Accessory Dwelling Units	P	P	P	P
	C. Attached	C ¹	P	P	P
	D. Detached	C ¹	P	P	P
	E. Home Occupation	P	P	P	P
	F. Manufactured and Mobile Homes	N	N	N	N
	G. Manufactured / Mobile Homes Parks and Subdivisions	N	N	N	N
	H. Planned Unit Development	C	C	C	C
Commercial					
3. Animal	A. Animal Care, Major	C	C	C	C
	B. Animal Care, Minor	P	P	P	P
4. Care	A. Hospitals	C	C	C	C
	B. Medical Clinics	C	C	C	C
	C. Child Care Facilities	C	P	P	P
	D. Residential Care Facilities	C	C	C	C
5. Eating and Drinking Establishment		P	P	P	P
6. Financial Institutions		P	P	P	P
7. Live / Work Uses		P	P	P	P
8. Office		P ²	P	P	P
9. Parking as the Principal Use		N	N	C	P
10. Retail Trade ³		P	P	P	P

Category and Specific Use Superscript Refers to Use Restrictions		NS	CS	CC	GC
		P: Permitted N: Prohibited		C: Conditional	
11. Marijuana Dispensary ¹³		N	P	P	P
12. Service Business / Professional Services		P	P	P	P
13. Storage	A. Self Storage Facilities	N	N	C	P
	B. Storage Yards	N	N	C	P
14. Temporary Living Quarters		N	C ⁴	P	P
15. Vehicles	A. Automotive Service, Major	C	C	N	C
	B. Automotive Service, Minor	C	P	C	P
	C. Bulk Fuel Dealerships	C	P	C	P
	D. Sales or Lease	N	N	N	P
	E. Rental	N	C	C	P
Civic					
16. Cemetery		N	N	N	N
17. Education	A. Commercial Schools	C	P	P	P
	B. Educational Institutions	P	P	P	P
18. Places of Worship		C	P C ⁷	P	P
19. Public Buildings, Services and Uses		C	C	C	C
20. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	P	P	P	P
	B. Recreational Facilities	P	P	P	P
21. Social Organizations		C	P C ⁷	P	P
22. Transit Centers		N	C	C	N
23. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
	B. Transmission Lines	P	P	P	P
Hours of Operation					
24. Uses Operating between 10:00 p.m. and 7:00 a.m. ⁵ ¹³		P C ⁶	P C ^{6 7}	P	P C ⁸

Section 2: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.10.25, USE RESTRICTIONS, will be amended to read as follows:

20.10.25 USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.10.20.

1. Detached or Attached Dwellings; only 50% of the contiguous area within any NS zone may be developed residentially.
2. No freestanding office structure or group of office structures shall exceed a combined total of 15,000 square feet.
3. No sales or outdoor storage of animals or livestock are allowed with this use.
4. Limited to Hotels and Extended Stay Hotels located on a lot or parcel adjoining U.S. Highway 26, Canyon Road, Tualatin Valley Highway or Oregon State Highway 217, subject to the following:
 - a. It shall be located on the portion of the lot immediately adjoining the highway.
 - b. Signage is allowed as per Section 60.40.35.3. of this code. However, only one freestanding sign, up to 32 square feet per face, 64 square feet for all four faces combined or one wall sign up to 64 square feet may orient toward an abutting Arterial or regional traffic route.
 - c. Signage shall not be allowed for auxiliary uses such as restaurants, meeting rooms, etc.
 - d. Auxiliary uses such as restaurants and meeting rooms shall be designed to meet the needs of the guests of the facility and not the general public.
5. Applicable to all uses, **excluding marijuana dispensaries.**
6. Office uses do not require a Conditional Use for extended hours of operation.
7. If property is greater than 500 feet from an existing Residential use in a Residential zone the use is Permitted. If property is within 500 feet from an existing Residential use in a Residential zone the use requires Conditional Use approval.
8. Conditional Use required when abutting a Residential Zone.
9. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals.

10. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
11. Not permitted on single family dwellings.
12. W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 in the right-of-way of designated Freeways and Arterial Streets.
13. Marijuana dispensary shall:
 - a. be subject to the provisions of ORS 475.314; and
 - b. be allowed to operate only between the hours of 7:00 AM and 10:00 PM. Hours of operation may not be extended through the Conditional Use process as identified in this Code.

Section 3: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.15.20, LAND USES, will be amended to read as follows:

20.15. EMPLOYMENT / INDUSTRIAL LAND USE DISTRICTS

20.15.20 LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Employment and Industrial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.15.25. [ORD 4584; June 2012]

Category and Specific Use Superscript Numbers Refer to Footnote		OI	IND
		P: Permitted	C: Conditional N: Prohibited
Commercial			
1. Animal ¹	A. Animal Care, Major	N	C
	B. Animal Care, Minor	P	P
2. Care ¹	A. Hospitals	P	C
	B. Medical Clinics	P	C
	C. Child Care Facilities	P	P
3. Parking as the Principal Use	A. Structures	P	C
	B. Surface	N	C

Category and Specific Use Superscript Numbers Refer to Footnote		OI P: Permitted	IND C: Conditional N: Prohibited
4. Retail and Service Business	A. Bulk Retail	C ³	N
	B. Eating and Drinking Establishments	P ²	C ²
	C. Equipment and Supply Sales ⁴	P	P ⁵
	D. Equipment Rental Agencies ⁶	C	C
	E. Freestanding Retail or Service Business up to and Including 5,000 sq ft ⁷	P	N
	F. Freestanding or Combination of Retail or Service Business of More than 5,000 but Less than 30,000 sq ft ⁷	C	N
	G. Professional Services	P	C
	H. Wholesale or Retail Lumber, Building, and or Landscaping Materials Yard	N	P
	I. Marijuana Dispensaries	N	N
5. Storage ¹	A. Cold Storage Plants	N	P
	B. Self Storage Facilities	N	C
	C. Storage or Sale Yard ⁸	N	P
	D. Storage Yard for Building Materials	N	P
6. Temporary Living Quarters		C ⁹	N
7. Vehicles ¹	A. Auto, Truck and Trailer Rental	N	C
	B. Automotive Service, Major	N	P ¹⁰
	C. Automotive Service, Minor	N	P
	D. Bulk Fuel Dealerships	N	P
	E. Heavy Equipment Sales ¹¹	N	P
	F. Trailer, Recreational Vehicle or Boat Storage	N	P
	G. Trailer Sales or Repair	N	C
	H. Vehicle Storage Yards	N	C
Industrial			
8. Concrete Mixing and Asphalt Batch Plants		N	C
9. Fuel Oil Distributors		N	P
10. Heliport		C	C
11. Mail Order Houses, Wholesale or Retail, Exclusive of On-Site Sales to the Public ¹		P	P
12. Manufacturing, Fabricating, Assembly, Processing, Packing, and Storage ¹		P ^{12 13}	P ¹³
13. Motor Freight Terminal		N	C
14. Operation Centers ¹⁴		N	P
15. Printing, Publishing and Book Binding ¹		N	P
16. Laboratory ¹		C	P
17. Salvage Yards, Recycling Centers and Solid Waste Transfer Stations ¹		N	C

Category and Specific Use Superscript Numbers Refer to Footnote		OI P: Permitted	IND C: Conditional N: Prohibited
18. Warehousing, Wholesale and Distributive Activities ¹		P ¹²	P
Civic			
19. Education ¹	A. Commercial Schools	C	N
	B. Educational Institutions	C	C
	C. Job Training and Vocational Rehabilitation Services	P	P
20. Public Buildings and Uses ¹⁵		P	C
21. Railroad Tracks and Facilities	A. Freight ¹⁶	P	P
	B. Passenger	P	P
22. Recreation ¹	A. Public Parks and Recreational Facilities	P	P
	B. Private Recreation Facilities ¹⁷	P	P
23. Transit Centers ¹⁸		P	C
24. Utilities	A. Facilities Related to Utility Distribution, such as Substations, Water Towers, Pump Stations, other than Transmission Lines or Power Plants	C	C
Office			
25. Office ¹		P	P ¹⁹
26. Financial Institutions ¹		P	C
Other			
29. Planned Unit Development		C	C

Section 4: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.20.20, LAND USES, will be amended to read as follows:

20.20 MULTIPLE USE LAND USE DISTRICTS

20.20.20. LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts. All superscript notations refer to applicable Use Restrictions Section 20.20.25. [ORD 4576; January 2012] [ORD 4578; March 2012]

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted			C: Conditional			N: Prohibited					
Residential													
1. Dwellings	A. Attached	P ¹	P	P ¹	P ²	P ³	P	P	P ⁴	P ⁴	P ⁶⁶	N	N
	B. Detached	P ^{5,6}	P ⁶	P ⁶	N	N	P ⁶	P ⁶	P ⁶	P ⁶	N	N ⁵	N ⁵
	C. Home Occupation	P	P	P	P	P	P	P	P	P	P	N	N
	D. Planned Unit Development	C	C	C	C	C	C	C	C	C	C ⁶⁶	C	C
Commercial													
2. Animal	A. Animal Care, Major	N	N	N	N	N	N	N	N	N	N	N	N
	B. Animal Care, Minor	P	P	P	P	P	P	P	P	P	P	P	P
3. Care	A. Hospitals	C	P	P	P	C	C	N	P	C	P	N	N
	B. Medical Clinics	C	P	P	P	P	P ⁷	P ⁸	P	P ⁸	P	P ^{9 10}	P ^{9 10}
	C. Child Care Facilities	P	P	P	P	P	P	P	P	P	P	P ⁹	P ⁹
	D. Residential Care Facilities	P	P	P	P	P	P	P	P	P	P	N	N
4. Commercial Amusement	P ¹¹	P ¹¹	P ¹¹	N	P C ¹²	C	C	C ¹³	C ¹³	P	N	N	
5. Drive-Up Window Facilities ¹⁴	N C ¹⁵	C	C	N P ¹⁶	P	C	C	C	N ¹⁰	N P ^{17 18}	N ¹⁰	N ¹⁰	

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		P: Permitted			C: Conditional			N: Prohibited					
6.	Eating and Drinking Establishments	P	P	P	P ¹⁹	P	P	P ^{9 13}	P ⁹	P ^{10 13}	P	P ^{9 10}	P ^{9 10}
7.	Financial Institutions	P	P	P	P ²⁰	P	P	P	P	P	P	P ^{9 10}	P ^{9 10}
8.	Live / Work Uses	C	C	C	C	C	P	P	P	P	P	N	N
9.	Meeting Facilities	C P ²¹	C P ²¹	C P ²¹	C P ²¹	C P ²¹	C P ²¹	N	C P ²¹	N	P	C P ²¹	C P ²¹
10.	Office	P	P	P	P	P	P ²²	P ^{8 23}	P	P ⁸	P	P	P
11.	Parking as the Principle Use	C	C	C	C	C	C ²⁴	C	C	C	C	C ²⁴	C ²⁴
12.	Rental Business	P	P	P	P	P ²⁵	P ^{7 22 26}	P ^{26 27}	P ²⁷	P ²⁷	P ^{28 29}	P ²⁵	N
13.	Rental of Equipment Only	N	N	N	P ⁶¹	N	N	N	N	N	N	N	N
14.	A. Retail Trade	P ^{26 30 31}	P ^{26 30}	P ^{26 30 31}	P ³²	P ²⁵	N P ^{22 26 33}	P ^{13 26}	P ^{9 25 34}	P ^{13 25}	P ²⁵	P ^{9 28} C ³⁵	P ^{9 28}
	B. Bulk Retail	N	N	N	N	N	N	N	N	N	N	N	N
15.	Service Business / Professional Services	P ^{9 36}	P ^{9 36}	P ^{9 36}	P ³²	P ²⁵	N P ^{22 26 33}	P ^{13 26}	P ^{8 9}	P ⁹	P	P ^{9 10 28}	P ^{9 10 28}
16.	Marijuana Dispensaries	N	N	N	N	N	N	N	N	N	N	N	N
17.	A. Self Storage	N	N	N	N	P ³⁷	N	N	N	N	N	N	N
	B. Storage Yards	N	C ³⁸	C ³⁸	N	N	N	N	N	C ³⁹	N	N	P ⁴⁰
18.	Temporary Living Quarters	P ⁴¹	C ⁴¹	C ⁴¹	N	P	C ⁴¹	C ⁴¹	P ⁴¹	C ⁴¹	C ⁴²	C ⁴²	C ⁴²
19.	A. Automotive Service, Major	N	N	C ²⁵	N	N	C ⁴³	N	N	N	N	N	N
	B. Automotive Service, Minor	P ⁴⁴	P	P	N	C	C	C ²⁵	N P C ¹⁷	C ²⁵	N P C ¹⁷	N	N
	C. Bulk Fuel Dealerships	N	N	N	N	N	N	N	N	N	N	N	N
	D. Sales or Lease	C ⁴⁵	C ⁴⁵	C ⁴⁵	N	N	C ^{9 22 26}	N	P ^{9 28}	P ^{9 46}	P ^{28 47}	N	N
	E. Rental	C ⁴⁵	C ⁴⁵	C ⁴⁵	N	N	C ^{9 22 26}	N	P ^{9 28}	P ^{9 46}	P ²⁸	P	P

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted			C: Conditional			N: Prohibited					
Civic													
20. Education	A. Commercial Schools	P	P	P	C	P	P ^C N ^{33 48}	P ¹³	P	P	P	P ⁹	C ⁹
	B. Educational Institutions	P	P	P	C P ⁶⁷	P	P	P	P	P	P	P ⁹	C ⁹
21. Places of Worship		P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P ⁹	N
22. Public Buildings, Services and Uses		C	C	C	P	C	C	C	C	C	C	C P ⁴⁹	C P ⁴⁹
23. Railroad Tracks and Facilities	A. Passenger	P ⁵⁰	P ⁵⁰	P ⁵⁰	P	P	P	P	P	P	P	P	P
	B. Freight	P	P	P	P ⁵¹	P	N	N	N	N	N	P ⁵¹	P ⁵¹
24. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	P ⁵²	P	P	P	P	P	P	P ⁵³	P ⁵³
	B. Recreational Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹³	P	C	C	C ⁵⁴	C ⁵⁴	P	N	N
25. Social Organizations		P ⁴⁸	P ⁴⁸	P ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P	C	C
26. Transit Centers		C	C	N	P	P	C	C	C	C	P	P	P
27. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines.	C	C	C	C	C	C	N	C	C	C	C	C
	B. Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P

Category and Specific Use Superscript Refers to Use Restrictions	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
	P: Permitted			C: Conditional			N: Prohibited					
Industrial												
28. Manufacturing, Fabricating, Assembly, Processing, and Packing	P C ⁵⁵	P C ⁵⁵	P C ⁵⁵	P ^{56 57}	N	P ⁶⁰	N	P ²⁸	N	P ²⁸	P ^{56 57}	P ^{56 57}
29. Printing, Publishing, and Book Binding	N	N	N	P	N	N	N	N	N	P	P	N
30. Warehousing ⁵⁸	P	P	P	P	P	P	P	N	N	P	P ⁵⁹	P ⁵⁹
