

ARTICLE 3

ZONING DISTRICTS

10.3.000 OVERVIEW OF ARTICLE 3

This Article describes the classification of zones and contains the standards for the different zones in Forest Grove. Article 3 states which uses are permitted in each zone, which uses are allowed in limited situations, which are conditional uses, and which are not permitted. The use tables in this Article should be read together with the explanation of use categories provided in Article 12 of this code.

The following list summarizes topics covered in this Article:

- Zoning Map
- Residential Zones
- Institutional Zone
- Commercial Zones
- Town Center Zones
- Industrial Zones

These headings can assist the user in locating information. The table of contents contains a complete list of the material included in this Article.

ZONING MAP

10.3.010 CLASSIFICATION OF ZONES

All areas within the corporate limits of the City of Forest Grove are divided into the following zones:

**TABLE 3-1
Zoning Districts**

<u>Zoning District</u>	<u>Map Symbol</u>
Single-Family Residential	R-5
Single-Family Residential	R-7
Single-Family Residential	R-10
Suburban Residential	SR
Multi-Unit (Low) Residential	RML
Multi-Unit (High) Residential	RMH
Institutional	INST
Community Commercial	CC
Commercial – Neighborhood	NC
Town Center Core	TCC
Town Center Support	TCS
Town Center Transition	TCT
Light Industrial	LI
General Industrial	GI
<u>Overlay District (Article 4)</u>	<u>Map Symbol</u>
Master Plan	MP
Planned Development	PD

10.3.020 OFFICIAL ZONING MAP

- A. Boundaries of the zoning districts and overlay zones are shown on the “City of Forest Grove Zoning Map,” dated with the effective date of this ordinance and signed by the Mayor and City Recorder. Said map by this reference is made a part of this Code.
- B. Each lot, tract and parcel of land or portion thereof as classified on the zoning map is hereby zoned and limited to the uses as specified and defined for the applicable zone.
- C. Amendments to the zoning map may be made in accordance with the provisions of this Code. Copies of all zoning map amendments shall be identified with the effective date and shall be maintained without charge, together with the adopting documents, on file in the Community Development Department. The Director shall maintain in the office and available for public inspection an up-to-date copy of the city zoning map. Updated maps shall be available thirty (30) days after approval of the amendment is final.

10.3.030 ZONE BOUNDARIES

Where there is uncertainty, contradiction or conflict as to the intended location of zone boundaries due to the lack of scale, lack of detail or illegibility of the zoning map, the boundary lines shall be determined by the director in accordance with the following standards:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, railroad tracks or alleys shall be construed to follow such centerlines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following City limits shall be construed as following City limits;
- D. Boundaries indicated as approximately following river, stream and/or drainage channels shall be construed as following river, stream and/or drainage channels;
- E. Whenever any street is lawfully vacated, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, the lands formerly within the vacated street shall automatically be subject to the same zoning district designation that is applicable to lands to which the street attaches; and
- F. Where property is split by two or more boundaries and no dimensions are provided in the adopting ordinance, the area for each district shall be compared with the adopting ordinance and the Director shall determine the dimensions.

RESIDENTIAL ZONES

10.3.100 PURPOSE

The City of Forest Grove has established five residential zones to implement the Residential designations of the Comprehensive Plan. The zones provide the flexibility for a range of lot sizes and housing types. The five zones are distinguished primarily by the number of dwelling units permitted per net acre. Target densities are established for each zone. The Code also provides an opportunity for a density bonus in each of the five zones to encourage special design features and amenities when a Planned Development (PD) process is followed. The regulations of the residential zones are intended to protect the livability of existing and future residential neighborhoods by encouraging primarily residential development with compatible non-residential development at appropriate locations and at an appropriate scale. Another purpose of these regulations is to encourage a full range of owner-occupied and rental housing at affordable prices.

10.3.110 LIST OF RESIDENTIAL ZONES

A. Suburban Residential SR

The SR zone is intended for development of housing at a target density of 1.0 dwelling unit per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are permitted or allowed with conditional use permit approval.

B. Residential R-10

The R-10 zone is intended for development of housing at a target density of 4.35 dwelling units per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached housing types are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

C. Residential R-7

The R-7 zone is intended for development of housing at a target density of 6.22 dwelling units per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached housing types are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

D. Residential R-5

The R-5 zone is intended for development of housing at a target density of 8.71 dwelling units per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached housing types are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

E. Residential RML

The RML zone is intended for development of housing at a target density of 12 dwelling units per net acre. Small-lot single family housing, duplexes, attached dwellings and small multi-dwelling residences will be permitted housing types, subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval. The RML zone functions as a transition zone between the lower density residential zones and the higher intensity residential and non-residential zones.

F. Residential RMH

The RMH zone is intended for development at a target density of 20.28 dwelling units per net acre. Multi-unit residential buildings will be the predominant housing type in this zone. RMH zoning is generally applied near transit streets and adjacent to commercial districts. The RMH zone also allows a limited range of non-residential uses to help provide services for residents and enhance the quality of the higher density neighborhood.

10.3.120 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 Residential zones are listed in Table 3-2 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 3-2 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 3-2 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. The conditional use process and approval criteria are stated in Section 10.2.200.

- D. Not Permitted Uses. Uses listed in Table 3-2 with an “N” are not permitted or prohibited. Existing uses may be subject to the regulations of Section 10.7.100, 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 3-2
Residential Zones: Use Table**

USE CATEGORY	SR	R-10	R-7	R-5	RML	RMH
<u>RESIDENTIAL</u>						
Household Living	P	P	P	P	P	P
Group Living	L ^[1]					
Transitional Housing	N	N	N	N	C	C
Home Occupation	L ^[2]					
Bed and Breakfast	L ^[3]					
<u>HOUSING TYPES</u>						
Single Units, Detached	P	P	P	P	P	L ^[4]
Single Units, Attached	L ^[5]	L ^[5]	L ^[5]	L ^[5]	P	P
Accessory Units	L ^[6]					
Duplexes	L ^[5]	L ^[5]	L ^[5]	L ^[5]	P	P
Manufactured Homes	L ^[7]					
Manufactured Home Park	N	C	C	C	C	C
Multi-Family Units	N	N	N	N	P	P
<u>CIVIC / INSTITUTIONAL</u>						
Basic Utilities	P	P	P	P	P	P
Major Utility Transmission Facilities	C	C	C	C	C	C
Colleges	C	C	C	C	C	C
Community Recreation	P/C ^[8]					
Cultural Institutions	C	C	C	C	C	C
Day Care	L ^[9]					
Emergency Services	C	C	C	C	C	C
Postal Services	N	N	N	N	N	N
Religious Institutions	C	C	C	C	C	C
Schools	C	C	C	C	C	C
Social/ Fraternal Clubs / Lodges	N	N	N	N	N	C

USE CATEGORY	SR	R-10	R-7	R-5	RML	RMH
COMMERCIAL						
Commercial Lodging	N	N	N	N	N	N
Eating and Drinking Establishments	N	N	N	N	N	N
Entertainment – Oriented:						
- Major Event Entertainment	N	N	N	N	N	N
- Outdoor Entertainment	N	N	N	N	N	N
- Indoor Entertainment	N	N	N	N	N	N
General Retail:						
- Sales – Oriented	N	C ^[10]	C ^[10]	C ^[10]	C ^[10]	C ^[10]
- Personal Services	N	N	N	N	N	N
- Repair – Oriented	N	N	N	N	N	N
- Bulk Sales	N	N	N	N	N	N
- Outdoor Sales	N	N	N	N	N	N
- Animal – Related	N	N	N	N	N	N
Medical Centers	N	N	N	N	N	N
Motor Vehicle Related:						
- Motor Vehicles Sale / Rental	N	N	N	N	N	N
- Motor Vehicle Servicing / Repair	N	N	N	N	N	N
- Motor Vehicle Fuel Sales	N	N	N	N	N	N
Non-Accessory Parking	N	N	N	N	N	N
INDUSTRIAL						
Industrial Services	N	N	N	N	N	N
Manufacturing and Production:						
- Light Industrial	N	N	N	N	N	N
- General Industrial	N	N	N	N	N	N
Call Centers	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Research and Development	N	N	N	N	N	N
Warehouse / Freight Movement	N	N	N	N	N	N
Waste – Related	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
OTHER						
Agriculture / Horticulture	L ^{[11][12]}	N				
Cemeteries	P	P	P	P	N	N
Detention Facilities	N	N	N	N	N	N
Mining	N	N	N	N	N	N
Wireless Communication Facilities	L ^[13]	L ^[13]				
Self-Service Storage	N	N	N	N	N	N
Information Centers	N	N	N	N	N	N
Office	N	N	N	N	N	N

P = Permitted L = Limited C = Conditional Use N = Not Permitted

Table Footnotes:

- [1] Group living with five (5) or fewer residents permitted by right; group living with six (6) or more residents requires conditional use approval.
- [2] Home occupation permitted as an accessory use in all residential zones, subject to compliance with the home occupation standards in Article 7.
- [3] Bed & Breakfast Inn limited to three (3) guest rooms in the SR, R-10, R-7, R-5 and RML zones and twenty-seven (27) guest rooms in the RMH zone, subject to compliance with the Bed & Breakfast Inn standards in Article 7.
- [4] To preserve RMH land for development of multi-family housing, new detached single-family units (including manufactured homes) shall only be allowed on existing lots of record smaller than 5,000 square feet.
- [5] For subdivision of twenty (20) or more lots, eight percent (8%) of the lots may be developed as duplex or single family attached lots. An increase of up to maximum of twenty percent (20%) may be approved by the Director if the criteria in Section 10.3.130 E. are adequately addressed.
- [6] Accessory dwelling units are allowed in conjunction with a single-family dwelling in any residential zone, subject to compliance with the accessory dwelling unit standards in Article 7.
- [7] Manufactured homes on individual lots are permitted except within national historic districts, subject to compliance with the standards in Article 7. Manufactured homes are prohibited within a national historic district.
- [8] Commercial recreation uses including trails, parks, playgrounds and open space are permitted uses and require a Type II process. Recreation centers and other facilities used by organized team sports require a Conditional Use Permit.
- [9] A day care facility (care of up to twelve (12) children) is permitted in all residential zones. A day care institution (care of more than twelve (12) children) requires approval of a conditional use permit in all residential zones.
- [10] A neighborhood store, limited to a size of 2,000 square feet, is permitted with approval of a conditional use permit. Stores must be located along a collector street.
- [11] Agriculture uses such as truck farming and horticulture are permitted. Commercial agriculture uses and buildings and the keeping of livestock and poultry (other than ordinary household pets, and domesticated fowl as identified in footnote (11) are not permitted).
- [12] Domesticated fowl are allowed in single-family residences primarily for personal use. Domesticated fowl are allowed subject to these conditions.
 - (a) Up to 4 adult fowl over 6 months of age may be kept on any lot with a minimum area of 5,000 square feet. One additional adult fowl shall be permitted for each 2,000 square feet of additional lot area, up to a maximum of 12 fowl.
 - (b) No roosters shall be permitted.
 - (c) Animal waste matter shall not be allowed to accumulate.
 - (d) All animal food shall be stored in metal or other rodent-proof containers.
 - (e) Fencing shall be designed and constructed to confine all animals to the owner's property.
 - (f) All structures that house fowl shall be located at least 20 feet from all residences (except the animal owner's).
 - (g) All structures that house fowl shall be located at least 5 feet from any side or rear property line.
- [13] Wireless communication facilities are regulated by the standards in Article 7.

10.3.130 RESIDENTIAL ZONE DEVELOPMENT STANDARDS

A. Residential Densities

The City of Forest Grove regulates residential development primarily by density rather than minimum lot size. Density is calculated based on net site area. Within the density limits of each of the five residential zones, a variety of housing types and lot sizes are permitted. This approach allows more sites to be developed with the flexibility of a Planned Development.

All residential subdivisions and multi-family developments are required to develop at a minimum of 80% of the targeted density.

**TABLE 3-3
Residential Zone Density Standards**

Zoning District	Average Lot Size	Target	Minimum	Incentive*
SR	43,560 square feet	1.00	0.80	1.20
R-10	10,000 square feet	4.35	3.48	5.22
R-7	7,000 square feet	6.22	4.98	7.15
R-5	5,000 square feet	8.71	6.97	10.02
RML	--	12.00	9.60	13.80
RMH	--	20.28	16.22	23.32
Density = dwelling units / NET ACRE Minimum Density = 80% of Target Incentive Density = 115% of Target except for SR and R-10, which is 120% of Target				

* only allowed a part of a Planned Development (see Section 10.4.200)

B. Calculating Potential Densities

The number of dwelling units allowed on a parcel in any of the five residential zones is calculated using Table 3-3. Density calculations count dwelling units (not structures), i.e., a duplex is counted as two (2) dwelling units. Accessory dwelling units are not counted as dwelling units for the purpose of calculating density.

1. The Target Density is permitted outright.
2. The Minimum Density is required to ensure:
 - a. Land is being used at the appropriate intensity planned for the area;
 - b. Enough dwelling units can be developed to accommodate the projected need for housing; and
 - c. Compliance with the Metro Functional Plan.
3. The Incentive Density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and

the general public and/or provide affordable housing. Incentive Density is only allowed as part of a Planned Development (see Article 4, Section 10.4.200).

C. Density Reductions Due to Slope

All densities (target, minimum and incentive) listed in Table 3-3 shall be reduced based on the slope of the property as shown below. Where a parcel has areas of different slopes, the property shall be divided up into areas of like slopes, and the reductions applied to those areas. If the areas of similar slopes do not fit into the categories below, the Director shall use a percentage reduction that is based on the slope-to-density reduction relationship expressed in Table 3-4 (For example, an area of 13% to 18% slope would receive a reduction of around 25%).

TABLE 3-4: Density Reduction for Slopes

Average Slope	Reduction in Density
10% to 14.9%	10%
15% to 24.9%	30%
25% to 34.9%	50%
35% and above	100%

For development sites over two (2) acres that have an average slope greater than 20% (see definition), development is only allowed through approval of a Planned Development.

D. Exemptions from Minimum Density Standards

1. Small Parcels. The minimum density standards set forth in Table 3-3 focus primarily on subdivisions and multi-family developments. The standards do not apply to individual single family building permits on existing parcels or to partitions or development on parcels smaller than one-half (1/2) acre. The City does not want to inhibit infill development or require densities that are out of scale with established neighborhoods with the application of minimum density standards to small parcels. However, this exemption does not reduce the target density allowed outright on parcels smaller than one-half (1/2) acre; it only removes the requirement for a minimum number of units.

E. Incentive Density

Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:

1. The availability and accessibility of public transportation, and/or connectivity improvements likely to result in reduced vehicular use.
2. How well natural resources such as streams, riparian areas and wetlands are protected, integrated into the design residential development, defined as a

common area, and made accessible to as many individual parcels/units as possible.

3. How well common recreational areas are integrated into the design of the residential development, such that there is the maximum number of physical connections to lots and units, and visual connections to future dwelling sites.
4. Public accessibility and use of the common recreation area where appropriate, given the intended use of the area, linkage to future trails, etc.
5. Other design features, amenities, and/or improvements which can be shown (by use of built examples) to increase the value of the residential development for neighborhood residents and the general public and/or provide more affordable housing.

F. Minimum Lot Size and Dimensions (SR, R-10, R-7 and R-5 Zones)

Varied lot sizes and housing types are permitted and encouraged within the density ranges established for the SR, R-10, R-7 and R-5 Zones. As described above, the number of units allowed on a parcel is based on the target density allowed for the particular zone (See Table 3-3).

The City has established base minimum lot size and dimensional standards that apply after the potential number of units has been determined. These standards ensue that each lot has enough area for a house, garage, setbacks and private outdoor area. To ensure that development can be built near to and oriented toward the street, a minimum width at the front setback line is required.

The minimum lot size is the smallest permissible size of a building lot. See Article 6 Land Divisions for additional lot development standards.

**TABLE 3-5
Lot Dimensional Requirements (Low Density Residential)**

<u>Housing Type</u>	<u>Minimum Lot Size</u>	<u>Lot Dimensions</u> ^[1]	
Single-Family Detached	70% of average lot size	Depth: 75feet	Width: 50 feet
Manufactured Home	70% of average lot size	Depth: 75feet	Width: 50 feet
Duplex	5,000 Square Feet	Depth: 75feet	Width: 50 feet
Single-family Attached	2,500 Square Feet	Depth: 75feet	Width: 25 feet
Other Uses	5,000 Square Feet	Depth: 75feet	Width: 50 feet

Footnote: [1] Lot width is measured at the front building line.

G. Minimum Lot Size and Dimensions (RML and RMH Zones)

Varied lot sizes and housing types are permitted and encouraged within the density ranges established for the RML and RMH Zones. However, construction of new single family detached units is restricted to existing lots smaller than 5,000 square feet in the RMH Zone in order to retain land for multi-family housing. The following base minimum lot size and dimensional standards apply after the potential number of units has been determined using Table 3-3.

**TABLE 3-6
Lot Dimensional Requirements
Moderate-to-High Density Residential**

<u>Housing Type</u>	<u>Minimum Lot Size</u>	<u>Lot Dimensions</u> ^[1]	
Single-family Detached	3,500 Square Feet	Depth: 70 feet	Width: 50 feet
Manufactured Home	3,500 Square Feet	Depth: 70 feet	Width: 50 feet
Duplex	4,200 Square Feet	Depth: 70 feet	Width: 60 feet
Single-Family Attached	2,500 Square Feet	Depth: 70 feet	Width: 25 feet
Single-Family Attached (RMH Zone Only)	2,000 Square Feet	Depth: 70 feet/ 65 feet ²	Width: 20 feet
Multi-Unit	7,000 Square Feet	Depth: 70 feet	Width: 100 feet
Other Uses	5,000 Square Feet	Depth: 70 feet	Width: 50 feet

Footnote: [1] Lot width is measured at the front building line.
[2] Depth allowed when vehicular access from a public alley

H. Setback Standards

Building setbacks have an important relationship to the character of the street. Because varied lot sizes and housing types are permitted in the residential zones, uniform setbacks are established to provide a consistent streetscape.

TABLE 3-7: Setback Requirements

Front Yard, Dwelling ^[1, 2]	20 feet (possible reduction to 14 feet)
Front Yard, Garage	20 feet
Interior Side Yard ^[3,4]	Either 5 feet or 1 foot for each 3 feet of building height, whichever is greater
Corner Side Yard	Same as front yard
Rear Yard ^[5, 6]	15 feet or 2 feet for every 3 feet in building height at the eave line, whichever is greater.

Footnotes:

[1] The front yard setback (for the dwelling or dwellings) may be reduced to 14 feet when the front facade is designed for orientation to and visibility from the street as follows: The front facade is designed to provide a line of sight starting at a point five (5) feet above the floor and two (2) feet directly back from any Standard Front Porch (see definitions) or front-facing window such that a person (if there were no vegetation) would be able to see 100% of their front property line.

- [2] On an infill lot in a developed neighborhood with established front yard setbacks that are less than the twenty (20) –foot standard, the setback for the new dwelling(s) and the location of the garage shall match front yard setback of the existing dwellings and garage location on abutting lots. Setback compatibility shall be determined through building plan check review, and shall not require a land use application or approval of an adjustment.
- [3] The side yard setback for attached single-family dwellings shall be a minimum of zero (0) feet at common walls and five (5) feet or one (1) foot for each three (3) feet of building height at the eave line, from the end of the unit series. Unless approved by the Director, the dwellings shall be arranged on lots in a manner that the non-zero setback portion for one lot shall be adjacent to the non-zero setback portion on the adjoining lot in order to provide greater continuous open space.
- [4] Accessory buildings (including accessory dwellings and detached garages) that do not exceed one (1) story in height may be located on or within five (5) feet of an interior side yard property line or a rear property line.
- [5] Attached garages which exit to an alley may have a minimum rear yard setback of five (5) feet.
- [6] A larger rear yard setback may be required for multi-family dwellings when the rear yard abuts a lower density residential zone. The need for a larger rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process. The screening and buffering standards of Article 8 will be used as guidelines.

I. Building Height

Building height standards are used to establish a compatible building scale. This can help to create a harmonious visual setting and helps to bring about a successful mixing of diverse housing types.

- 1. Buildings in the SR, R-10, R-7, R-5 and RML Zones are limited to a maximum height of two and one half (2 ½) stories or thirty-five (35) feet, whichever is less.
- 2. Buildings in the RMH Zone are limited to a maximum height of three (3) stories or forty-five (45) feet, whichever is less. A step-down in building heights may be required for multi-family building(s) that abut a lower density residential zone. The need for a step down in building heights to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.
- 3. A chimney, radio or television antenna, or device designed for the collection and/or generation of energy from the sun and/or wind may exceed the building height limit by a maximum of fifteen (15) feet.
- 4. Church steeples may exceed 35 feet in height through a Type II process. The maximum height is 15 feet above the building height limit in any location allowed by other requirements of the zone district. Church steeples may go to a maximum total height of 75 feet provided that setbacks of 1 foot for each 1 foot in height from the property line are maintained.

**Figure 3-1
Step-down in Building Height**



10.3.140 RESIDENTIAL DESIGN STANDARDS

All residential development is subject to the design standards found in Section 10.8.880.

INSTITUTIONAL ZONE

10.3.200 PURPOSE

The City of Forest Grove has established an institutional zone (INST) to implement the Public and Semi-Public/Institutional designations of the Comprehensive Plan. The Institutional Zone is intended to serve larger institutional facilities such as campuses, public school sites and associated playgrounds, hospitals, corporation yards, sewer and water treatment facilities and cemeteries. The district is for uses such as governmental services, education facilities, public parks and open space, and other similar activities. Smaller facilities can be found within other appropriate zone districts.

10.3.210 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 INST are listed in Table 3-8 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 3-8 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 3-8 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. The conditional use process and approval criteria are stated in Section 10.2.200.
- D. Not Permitted Uses. Uses listed in Table 3-8 with an “N” are not permitted. Existing uses may be subject to the regulations of Section 10.7.100, 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 3-8
Institution Zone: Use Table**

USE CATEGORY	INST
<u>RESIDENTIAL</u>	
Household Living	N
Group Living	N
Transitional Housing	C
Home Occupation	N
Bed and Breakfast	N
<u>CIVIC / INSTITUTIONAL</u>	
Basic Utilities	P
Major Utility Transmission Facilities	C
Colleges	C
Community Recreation	P/C ^[1]
Cultural Institutions	C
Day Care	C
Emergency Services	C
Postal Services	C
Religious Institutions	C
Schools	C
Social/ Fraternal Clubs / Lodges	N
Government Offices	P
<u>COMMERCIAL</u>	
Commercial Lodging	L ^[2]
Eating and Drinking Establishments	N ^[3]
Entertainment – Oriented:	
- Major Event Entertainment	N
- Outdoor Entertainment	N
- Indoor Entertainment	N
General Retail:	
- Sales – Orientated	N
- Personal Services	N
- Repair – Oriented	N
- Bulk Sales	N
- Outdoor Sales	N
- Animal – Related	N
Medical Centers	C
Motor Vehicle Related:	
- Motor Vehicles Sale / Rental	N
- Motor Vehicle Servicing / Repair	N
- Motor Vehicle Fuel Sales	N
Non-Accessory Parking	N
Office	C
Self-Service Storage	N

INDUSTRIAL	
Industrial Services	N
Manufacturing and Production:	
- Light Industrial	N
- General Industrial	N
Call Centers	N
Railroad Yards	N
Research and Development	C
Warehouse / Freight Movement	N
Waste – Related	C
Wholesale Sales	N
Water Treatment Plants and Government Corporation Yards	C
OTHER	
Agriculture / Horticulture	C
Cemeteries	C
Detention Facilities	C
Mining	N
Wireless Communication Facilities	L ^[4]
Information	N

P=Permitted L=Limited C=Conditional Use N=Not Permitted

Footnotes:

- [1] Community recreation facilities including trails, parks, playgrounds and open space are permitted uses and require a Type II process. Recreation centers and other facilities used by organized team sports require a Conditional Use Permit.
- [2] Limited to Recreational Vehicle Parks subject to obtaining a conditional use permit and compliance with the requirements of Section 10.5.500 et. seq.
- [3] All uses listed as *N = Not Permitted* may be allowed if it is demonstrated by the applicant that these are traditionally permitted as part of the institution and are incidental and accessory to the primary use.
- [4] Wireless communication facilities are regulated by the standards in Article 7.

10.3.220 INSTITUTIONAL ZONE DEVELOPMENT STANDARDS

A. Purpose

The development standards for the institutional zone are intended to promote efficient site planning, control the overall scale of buildings, and promote streetscapes that are consistent with the desired character of the neighborhood.

B. Development Standards

Development standards for the INST are summarized below:

TABLE 3-9: Dimensional Requirements

<u>STANDARD</u>	
Minimum Lot Size	10,000 square feet
Minimum Lot Width	50 feet
Minimum Lot Depth	None
Minimum Setbacks ^[1]	
- Front	Section 10.3.220 C
- Interior Side	Section 10.3.220 C
- Corner (street side)	Section 10.3.220 C
- Rear	Section 10.3.220 C
Maximum Setback ^[2]	Section 10.3.220 C
Maximum Building Height ^[3]	Where adjacent to residential zoned area - 1 foot in height for every 1 foot from property line; maximum of 75 feet; Where adjacent to commercial or industrial zoned area – 4 stories
Minimum Landscaped Area	20% of the site

Footnotes:

- [1] Side or rear yard setbacks may be required where the INST zone abuts a Residential zone. The need for a side or rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Conditional Use and/or Design Review Process.
- [2] To ensure that new development is oriented to the street, maximum building setback standards may be established as part of the Conditional Use and or Design Review Process in the INST zone.
- [3] Height limitations shall not apply to flag poles and field lights provided that the Community Development Director finds that off-site light intrusion is limited to the extent feasible.

C. Setbacks. The following setbacks shall be required for the construction of any structure in this zone.

1. The setback of any respective yard (front, side or rear) shall be equal to the minimum and maximum required yards for the property abutting the respective yards lot line except as provided below.
2. In cases where the lot line of the INST zoned property abuts properties with two or more different yard requirements the required setback for abutting yard shall be equal to the average of the yards required (minimum or maximum) for the abutting properties.

3. Additional setback requirements for any yard may be established for development that is subject to Conditional Use approval.
 4. An increased setback and buffer may be required where an INST boundary abuts a less intensive zone. See screening and buffering standards in Section 10.8.400 et. seq. Where conflicts exist, Article 8 standards shall prevail. When an institutional 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.
- D. Institutional uses shall comply with the development standards in Article 8 as well as any other applicable standards in this Code.

10.3.230 INSTITUTIONAL ZONE DESIGN STANDARDS

All institutional development is subject to the design review process in Article 2 and standards provided in Section 10.8.885.

COMMERCIAL ZONES

10.3.300 PURPOSE

The City of Forest Grove has established two commercial zones to implement the Commercial designation of the Comprehensive Plan. The Neighborhood Commercial zone provides for limited commercial activities at a neighborhood scale. The Community Commercial zone is established to accommodate commercial uses with a community market focus and promote a concentration of mixed uses along the regional transit corridor. Additional commercial development opportunities are provided in the Town Center Zones.

10.3.310 LIST OF COMMERCIAL ZONES

A. Neighborhood Commercial (NC)

The NC zone is established to provide for small to medium sized shopping and service facilities adjacent to residential neighborhoods. The district is intended to meet the convenience shopping and service needs of the immediate neighborhood and to have minimal negative impacts on surrounding residential uses. NC zones should be located on arterial or collector streets, preferably at an intersection. NC zones should be spaced at approximately one-half (½) mile intervals and each zoned area should be limited to a total size of approximately two (2) acres.

B. Community Commercial (CC)

The CC zone is established to promote a concentration of mixed uses – including retail, service, office and residential uses – along the regional transit corridor. The link between land use and transit is intended to result in an efficient development pattern that supports the regional transit system and makes progress in reducing traffic congestion and air pollution. The location, mix and configuration of land uses are designed to encourage convenient alternatives to the auto, a safe and attractive streetscape, and a more livable community.

10.3.320 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 Commercial zones are listed in Table 3-10 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 3-10 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 3-10 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. Not Permitted Uses. Uses listed in Table 3-10 with an “N” are not permitted or prohibited. Existing uses may be subject to the regulations of Section 10.7.100, 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 3-10 Commercial Zones Use Table

USE CATEGORY	NC	CC
<u>RESIDENTIAL</u>		
Household Living	L ^[1]	L ^[2]
Group Living	N	P
Transitional Housing	N	C
Home Occupation	L ^[3]	L ^[3]
Bed and Breakfast	L ^[4]	P
<u>CIVIC / INSTITUTIONAL</u>		
Basic Utilities	P	P
Major Utility Transmission Facilities	C	C
Colleges	N	C
Community Recreation	N	P
Cultural Institutions	P	P
Day Care	P	P
Emergency Services	C	C
Postal Services	C	P
Religious Institutions	C	P
Schools	C	C
Social/ Fraternal Clubs / Lodges	C	P
<u>COMMERCIAL</u>		
Commercial Lodging	N	L ^[5]
Eating and Drinking Establishments	L ^[6]	P
Entertainment – Oriented:		
- Major Event Entertainment	N	N
- Outdoor Entertainment	N	N
- Indoor Entertainment	N	P
General Retail:		
- Sales – Oriented	P	P
- Personal Services	P	P
- Repair – Oriented	P	P
- Bulk Sales	N	P
- Outdoor Sales	L ^[7]	L ^[7]
- Animal – Related	N	P
Medical Centers	N	P
Motor Vehicle Related:		
- Motor Vehicles Sale / Rental	N	L ^[8]

COMMERCIAL (continued)	NC	CC
- Motor Vehicle Servicing / Repair	N	P
- Motor Vehicle Fuel Sales	P ^[9]	P
Non-Accessory Parking	N	P
Office	P	P
Self-Service Storage	N	C
<u>INDUSTRIAL</u>		
Industrial Services	N	N
Manufacturing and Production:		
- Light Industrial	N	C ^[10]
- General Industrial	N	N
Railroad Yards	N	N
Research and Development	N	N
Warehouse / Freight Movement	N	N
Waste – Related	N	N
Wholesale Sales	N	N
<u>OTHER</u>		
Agriculture / Horticulture	L ^[12]	L ^[12]
Cemeteries	N	N
Detention Facilities	N	N
Mining	N	N
Wireless Communication Facilities	L ^[11]	L ^[11]

P=Permitted L=Limited C=Conditional Use N=Not Permitted

Footnotes:

- [1] Residential units are permitted in conjunction with a mixed-use development in the NC zone, at a minimum density of 3.48 and a maximum density of 4.35 dwelling units/net acre.
- [2] Residential units are permitted as a stand-alone use or as part of a mixed-use development in the CC zone, at a minimum density of 16.22 units/net acre and a maximum density of 20.28 units/net acre. Stand-alone residential projects shall have a minimum density of 16.22 units/net acre. There is no minimum density requirement when residential units are constructed over first floor commercial uses.
- [3] Home occupations permitted as an accessory use to residential development, subject to compliance with the home occupation standards in Article 7.
- [4] Bed & breakfast inn limited to three (3) guest rooms in the NC zone, subject to compliance with the bed & breakfast inn standards in Article 7.
- [5] Recreational Vehicle Parks require obtaining a conditional use permit and compliance with the requirements of Section 10.5.500 et. seq. All other commercial lodging uses are permitted.
- [6] Restaurants are permitted in the NC zone (drive-through service is prohibited).
- [7] Outdoor sales in the NC zone are limited to plants and produce. Outdoor sales areas in the CC zone must be set back at least ten (10) feet from street lot lines and lot lines abutting residential zones and the setback area must be landscaped.

- [8] Cleaning, sales and repair of motor vehicles and light equipment is permitted outright in the CC zone; sales and rental or heavy vehicles and farm equipment and/or storage of recreational vehicles and boats permitted with conditional use approval.
- [9] Automobile service station in the NC zone is limited to fuel sales and incidental repair service.
- [10] As a conditional use pursuant to Section 10.2.200 et. seq., light industrial uses limited within a building no larger than 5,000 square feet in size with no visible emissions or odor outside the building, and with the added criteria that such use does not detract from the commercial viability of the area.
- [11] Wireless communication facilities are regulated by the standards in Article 7.
- [12] Domesticated fowl are allowed in conjunction with existing single-family uses and primarily for personal use. Domesticated fowl are allowed subject to these conditions.
 - a. Up to 4 adult fowl over 6 months of age may be kept on any lot with a minimum area of 5,000 square feet. One additional adult fowl shall be permitted for each 2,000 square feet of additional lot area, up to a maximum of 12 fowl.
 - b. No roosters shall be permitted.
 - c. Animal waste matter shall not be allowed to accumulate.
 - d. All animal food shall be stored in metal or other rodent-proof containers.
 - e. Fencing shall be designed and constructed to confine all animals to the owner's property.
 - f. All structures that house fowl shall be located at least 20 feet from all residences (except the animal owner's).
 - g. All structures that house fowl shall be located at least 5 feet from any side or rear property line.

10.3.330 COMMERCIAL ZONE DEVELOPMENT STANDARDS

A. Purpose

The development standards for the commercial zones are intended to promote efficient site planning, control the overall scale of buildings, and promote streetscapes that are consistent with the desired character of the two zones.

B. Development Standards

Development standards for the NC and CC zones are summarized below:

**TABLE 3-11
Commercial Zones: Dimensional Requirements**

<u>STANDARD</u>	<u>NC</u>	<u>CC</u>
Maximum Use Size ^[1]	2,000 square feet	No maximum
Minimum Lot Size	5,000 square feet	5,000 square feet
Minimum Lot Width	50 feet	50 feet
Minimum Lot Depth	100 feet	None
Minimum Setbacks ^[2]		
- Front	14 feet	None

- Interior Side	5 feet	None
- Corner (street side)	14 feet	None
- Rear	15 feet	None
Maximum Setback	20 feet	See footnote [3]
Maximum Building Height ^[4]	35 feet	45 feet
Minimum Landscaped Area	15% of site	15% of site

Footnotes:

- [1] Individual uses in the NC zone are limited to a maximum gross floor area of 2,000 square feet by right. Uses larger than 2,000 square feet required conditional use permit approval.
- [2] New development in the NC and CC zones is subject to Design Review and the Screening & Buffering standards in Article 8. Side or rear yard setbacks may be required where the CC zone abuts a Residential zone. The need for a side or rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.
- [3] To ensure that new development is oriented to the street, maximum building setback standards are established in the CC zone, as follows:
- a) For sites with one building, a minimum of twenty feet or 50% of the face of the building, whichever is greater, shall not exceed the maximum front yard setback of 30 feet. The primary entrance shall be contained within that portion of the building meeting the maximum setback requirement.
 - b) For sites with more than one building, the primary entrance of the building with the largest square footage shall be set back no more than 10% of the depth of the average depth of the lot or 50 feet, whichever is lesser. Satellite buildings shall comply with the setback requirement of (a) above.
 - c) There is no maximum setback for the area east of Oak Street.
- [4] A step-down in building heights may be required when a new commercial building in the CC zone is proposed within twenty (20) feet of a lower density residential zone (SR, R-10, R-7, and R-5). The need for a step-down in building heights to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process. The screening and buffering standards in Article 8 will be used as a guideline.

10.3.340 COMMERCIAL ZONE DESIGN STANDARDS & GUIDELINES

Commercial development in the NC and CC zones is subject to the design review process in Article 2 and standards in Article 8.

TOWN CENTER ZONES

10.3.400 PURPOSE

The purpose of the Town Center zones is to implement the Forest Grove Town Center Plan and to reinforce the historic role of the downtown as the civic, financial and business center. Three Town Center zones are adopted to reflect the distinctions between different areas of the Town Center and to focus pedestrian-oriented retail uses to the traditional downtown core along Main Street. Specific development and design standards are adopted for the Town Center zones to reflect the established storefront character of the area and to enhance an active and attractive pedestrian environment for shoppers, employees and residents.

10.3.410 LIST OF TOWN CENTER ZONES

A. Town Center Core (TCC)

The Town Center Core zone encompasses the traditional downtown core along Main Street. The purpose of this zone is to provide a concentration of retail and office uses in a defined area. Retail, service uses are required on the ground floor, with an emphasis on those uses that serve a walk-in clientele. Office and/or residential uses are allowed on upper floors. The design standards for this zone require a continuous storefront facade featuring streetscape amenities for the pedestrian.

B. Town Center Transition (TCT)

The Town Center Transition zone is established to increase employment and housing opportunities in close proximity to the Town Center Core. A mix of retail, office, light industrial and residential uses are allowed in the TCT zone, but ground floor retail uses are permitted but not required. Consistent streetscape improvements such as street lighting, street trees and sidewalks will link the Town Center Transition zone with the Town Center Core.

C. Town Center Support (TCS)

The Town Center Support zone is established to increase employment and housing opportunities that support the Town Center Core. A mix of office, light industrial and residential uses are allowed in the TCS zone. Ground floor retail uses are permitted but not required. Pedestrian and bicycle improvements will link the Town Center Support zone with the Town Center Core.

10.3.420 USE REGULATIONS

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

- A. Permitted Uses. Uses allowed in the Town Center zones are listed in Table 3-12 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 3-12 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 3-12 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. The conditional use process and approval criteria are stated in Section 10.2.200.
- D. Not Permitted Uses. Uses listed in Table 3-12 with an “N” are not permitted. Existing uses may be subject to Section 10.7.100, 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 3-12
Town Center Zones: Use Table**

USE CATEGORY	TC-Core	TC-Transition	TC-Support
<u>RESIDENTIAL</u> Household Living	L ^[1]	L ^[1]	L ^[1]
Group Living	P ^[1]	P	P
Transitional Housing	N	C	C
Home Occupation	L ^[2]	L ^[2]	L ^[2]
Bed and Breakfast	C ^[2]	P	P
<u>CIVIC / INSTITUTIONAL</u> Basic Utilities	P	P	P
Major Utility Transmission Facilities	C	C	C
Colleges	C	C	C
Community Recreation	N	P	P
Cultural Institutions	P	P	P
Day Care	P	P	P
Emergency Services	C	C	C
Postal Services	C	P	P
Religious Institutions	C	P	P
Schools	C	C	C
Social/ Fraternal Clubs / Lodges	C	P	P

<u>COMMERCIAL</u>			
Commercial Lodging	L ^[3]	L ^[3]	L ^[3]
Eating and Drinking Establishments	P ^[4]	P	P
Entertainment – Oriented:			
- Major Event Entertainment	N	N	C
- Outdoor Entertainment	N	N	N
- Indoor Entertainment	P	P	P
General Retail:			
- Sales – Oriented	P	P	P
- Personal Services	P	P	P
- Repair – Oriented	P	P	P
- Bulk Sales	L ^[5]	L ^[5]	L ^[5]
- Outdoor Sales	N	N	N
- Animal – Related	N	N	N
Medical Centers	N	C	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	C	C
Office	L ^[3]	P	P
Self-Service Storage	N	N	N

<u>INDUSTRIAL</u>			
Industrial Services	N	N	N
Manufacturing and Production:			
- Light Industrial	N	C	C
- General Industrial	N	N	N
Call Centers	L ^{[6][7]}	L ^[6]	L ^[6]
Railroad Yards	N	N	N
Research and Development	N	N	P
Warehouse / Freight Movement	N	N	N
Waste – Related	N	N	N
Wholesale Sales	N	N	N
<u>OTHER</u>			
Agriculture / Horticulture	N	N	N
Cemeteries	N	N	N
Detention Facilities	N	N	N
Mining	N	N	N
Wireless Communication Facilities	L ^[8]	L ^[8]	L ^[8]
Information	L ^{[9][10]}	L ^[9]	L ^[9]

P=Permitted L=Limited C=Conditional Use N=Not Permitted

Footnotes:

- [1] New dwellings in the TCC zone are only permitted on or above the 2nd floor. There are no minimum density requirements when housing is part of a mixed-use building. In the TCT and TCS zones new dwellings are permitted as “stand-alone” developments or as part of mixed-use developments, but must meet density requirements.
- [2] Home occupations are permitted as an accessory use to residential uses, subject to compliance with the home occupation standards in Article 7.
- [3] Offices only permitted as part of a ground-floor retail or personal service use or as a stand-alone use above the first floor in the TC-Core zone. Recreational vehicle parks are prohibited in all districts.
- [4] Drive through service is prohibited from restaurants in the TC-Core and TC-Transition zones.
- [5] Bulk sales stores with ground floor building footprint small than 10,000 square feet are permitted. All merchandise must be enclosed within a building. All other bulk sales are prohibited.
- [6] Permitted where there are no off premise impacts and no product is transported from the site. Centers with any offsite impacts or transport products from the site are to be located in either Light or General Industrial districts.
- [7] Call Centers shall not be allowed on the ground floor in the TC-Core Zone District.
- [8] Wireless communication facilities are regulated by the standards in Article 7.
- [9] Permitted where there are no off premise impacts.
- [10] Information business is not allowed on the ground floor in the TC-Core Zone District.

10.3.430 TOWN CENTER ZONE DEVELOPMENT STANDARDS

A. Purpose

The development standards are intended to promote efficient use of land and more intensive development. The standards establish minimum and maximum building heights and maximum building setbacks to reinforce the scale and storefront character of existing historic buildings and to support a pedestrian-oriented environment.

B. Development Standards

Development standards for the Town Center Core (TCC), Town Center Transition (TCT) and Town Center Support (TCS) zones are summarized below.

**TABLE 3-13
Town Center Zones: Dimensional Requirements**

STANDARD	TCC	TCT	TCS
Floor Area Ratio ^[1]			
- Minimum	1:1	0.75:1	0.5:1
- Maximum	3:1	3:1	3:1
Building Height (all parts)			
- Minimum	2 stories	16 feet	16 feet
- Maximum	4 stories	4 stories	4 stories
Residential Density ^[2]			
- Minimum	None	16.22 units / acre	16.22 units /acre
- Maximum	20.28 units / acre	20.28 units / acre	20.28 units / acre
Front Setback ^[3]			
- Minimum	0	0	0
- Maximum	15 feet	15 feet	15 feet
Side and Rear Setback ^[4]	0	0	0
Parking ^[5]	Exempt	Exempt	Exempt
Landscaping ^[6]	5 % of lot	5 % of lot	5 % of lot

Footnotes:

- [1] Floor area ratio is defined as the ratio of building square footage to site square footage. For example, a 5,000 square foot building is required on a 5,000 square foot site (FAR of 1:1); a 15,000 square foot building is allowed (FAR of 3:1).
- [2] All densities are based on net acres.
- [3] A larger front yard setback may be approved through Design Review if the setback area incorporates enhanced pedestrian spaces and amenities such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. No parking is allowed between building and public right-of-way.
- [4] Side and rear yard setbacks may be required through Design Review when needed to provide a transition between zones or different land uses. The screening and buffering standards in Article 8 will be used as a guideline.
- [5] Off-street parking is not required in any of the three Town Center Zones. When off-street parking is provided, it shall be located to the side or rear of buildings, in shared parking lots or in parking structures. Parking and/or maneuvering areas shall not be located between the front facade of the building and the street/sidewalk.
- [6] Required landscaping in the Town Center zones may include planters, hanging baskets, and architectural features such as benches and water fountains that are supportive of the Town Center pedestrian environment. Jointly improved landscaped areas are encouraged to facilitate continuity of landscape design.

10.3.440 TOWN CENTER ZONE DESIGN STANDARDS AND GUIDELINES

Development in all Town Center Zones is subject to the design review process provided in Article 2 and standards provided in Article 8.

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.

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
<u>RESIDENTIAL</u>	L ^[1]	L ^[1]
Household Living	N	N
Group Living	N	N
Transitional Housing	N	N
Home Occupation	N	N
Bed and Breakfast	N	N
<u>CIVIC / INSTITUTIONAL</u>		
Basic Utilities	P	P
Major Utility Transmission Facilities	C	C
Colleges	N	N
Community Recreation	N	N
Cultural Institutions	N	N
Day Care	L ^[2]	L ^[2]
Emergency Services	C	C
Postal Services	C	N
Religious Institutions	N	N
Schools	L ^[3]	L ^[3]
Social/ Fraternal Clubs / Lodges	N	N
<u>COMMERCIAL</u>		
Commercial Lodging	N	N
Eating & Drinking Establishments	L ^[4]	L ^[4]
Entertainment – Oriented:		
- Major Event Entertainment	N	N
- Outdoor Entertainment	N	N
- Indoor Entertainment	N	N
General Retail:		
- Sales – Orientated	N	L ^[4]
- Personal Services	N	N
- Repair – Oriented	N	N
- Bulk Sales	N	N
- Outdoor Sales	N	N
- Animal - Related	N	N

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

P=Permitted L=Limited C=Conditional Use N=Not Permitted

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 and GI 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 a.m. 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 if the development, in its entirety, is traded sector or other industrial use. 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 zone must take place within an enclosed building.
- [7] Industrial users may have up to 5,000 square feet but no more than 40% of the total floor area of the operation devoted to selling the product the company manufactures.
- [8] Wireless communication facilities are regulated by the standards in Article 7.

10.3.530 INDUSTRIAL ZONE DEVELOPMENT STANDARDS

The development standards listed below are applicable to all development within the Light Industrial and General Industrial 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
Minimum Lot Size	10,000 square feet	10,000 square feet
Minimum Lot Width	100 feet	100 feet
Minimum Lot Depth	None	None
Minimum Yard Setbacks ^[1]	None	None
Maximum Building Height ^[2]	None	None

Footnotes:

- [1] A setback and buffer may be required where a LI or GI 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 and GI 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.

- C. Performance Standards. No land or structure in the LI and GI 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.