

# Milwaukie Zoning Code Proposed Housekeeping Amendments

October 27, 2017  
File No. ZA-2017-003

## Municipal Code - Title 19 Zoning Ordinance

MMC 19.312 Tacoma Station Area Manufacturing Zone M-TSA  
MMC 19.406 Tacoma Station Area Overlay Zone TSA

## Municipal Code - Updates for Section References Only

Please contact Vera Kolas, Associate Planner with the City of Milwaukie Planning Department, at 503-786-7653 or [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov) with questions or comments about the proposed code amendments and/or the code adoption process.

## Reader Guide

### **Commentary**

A commentary section precedes each section of code amendments. The commentary provides a non-technical summary of the proposed amendments and highlights proposed policy changes. The commentary section is labeled as commentary and presented in Comic Sans font (the same font of this sentence).

### **Amendments**

Unless otherwise noted in the document, underlined text is proposed text, and ~~strike through~~ text is existing code language proposed for deletion. Standards shown in [brackets] are those that still require Planning Commission discussion and direction.

### **Context/Surrounding Code**

The chapter, section, and subsection for the proposed code amendments are listed for reference in this document. Line breaks, like the one below, between subsequent amendments indicate that there is intervening text within the section or subsection that is not included in this document.

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Please be advised that this document shows only sections of code for which amendments are proposed, along with limited surrounding sections for context. It does not include all sections of the Milwaukie Municipal Code.

## COMMENTARY

### TITLE 19 ZONING

#### CHAPTER 19.300 BASE ZONES

##### CHAPTER 19.312 NORTH MILWAUKIE INDUSTRIAL AREA

On July 18, 2017, after multiple advisory group meetings and public open houses, and 3 Planning Commission meetings, City Council adopted a resolution directing staff to prepare plan and code amendments to implement the North Milwaukie Industrial Area (NMIA) Plan. The plan focuses on increasing employment density in the North Milwaukie Industrial Area (NMIA), providing amenities to serve employees, and accommodating office and industrial flex space.

Staff has prepared a package of amendments intended to implement the plan, as well as streamline and simplify the zoning code.

The proposed amendments implement the NMIA Plan in a way that also simplifies the zoning code to reduce confusion. The subject area is made up of the following zones and overlays:

- Tacoma Station Area Manufacturing Zone (M-TSA)
- Manufacturing Zone (M)
- Tacoma Station Area Overlay Zone (TSA)
  - Subareas 1-4

The proposal would remove the M-TSA and Manufacturing M zones in the subject area and replace them with 2 new zones: the Tacoma Station Area Mixed Use Zone (MUTSA) and the North Milwaukie Employment Zone (NME). See maps below.

The proposed MUTSA would be made up of 3 subareas: M-TSA Subareas 1, 2, and 3. The proposed NME would be made up of M-TSA Subarea 4 and the areas currently zoned M in the subject area. The proposal eliminates MMC 19.406, the Tacoma Station Area Overlay Zone and combines the allowed uses and specific development and design standards of the overlay into the base zone. This removes the overlay and addresses each base zone completely, rather than requiring referrals to another code section, which simplifies the code and makes it easier to use and understand. Further, by combining M-TSA Subareas 1,

## Commentary and Proposed Code Amendments

2, and 3 into the single MUTSA, the code will apply consistently to the entire zone, rather than 3 separate areas that currently have minor differences between them.

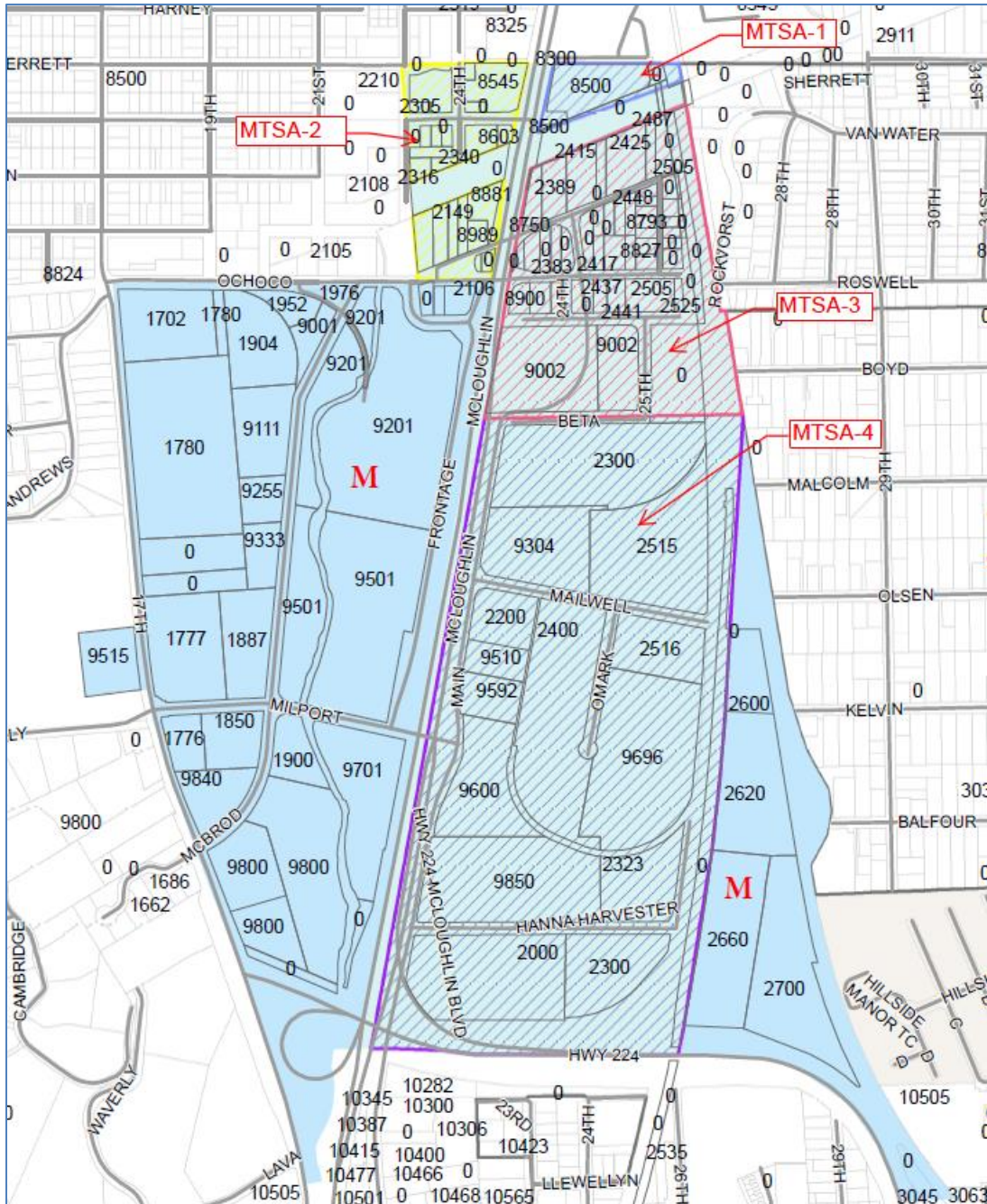


Figure 1. Existing Zoning

The proposal would include new purpose statements for each of these new zones, providing information about the intent of each zone and a general description of the primary uses.

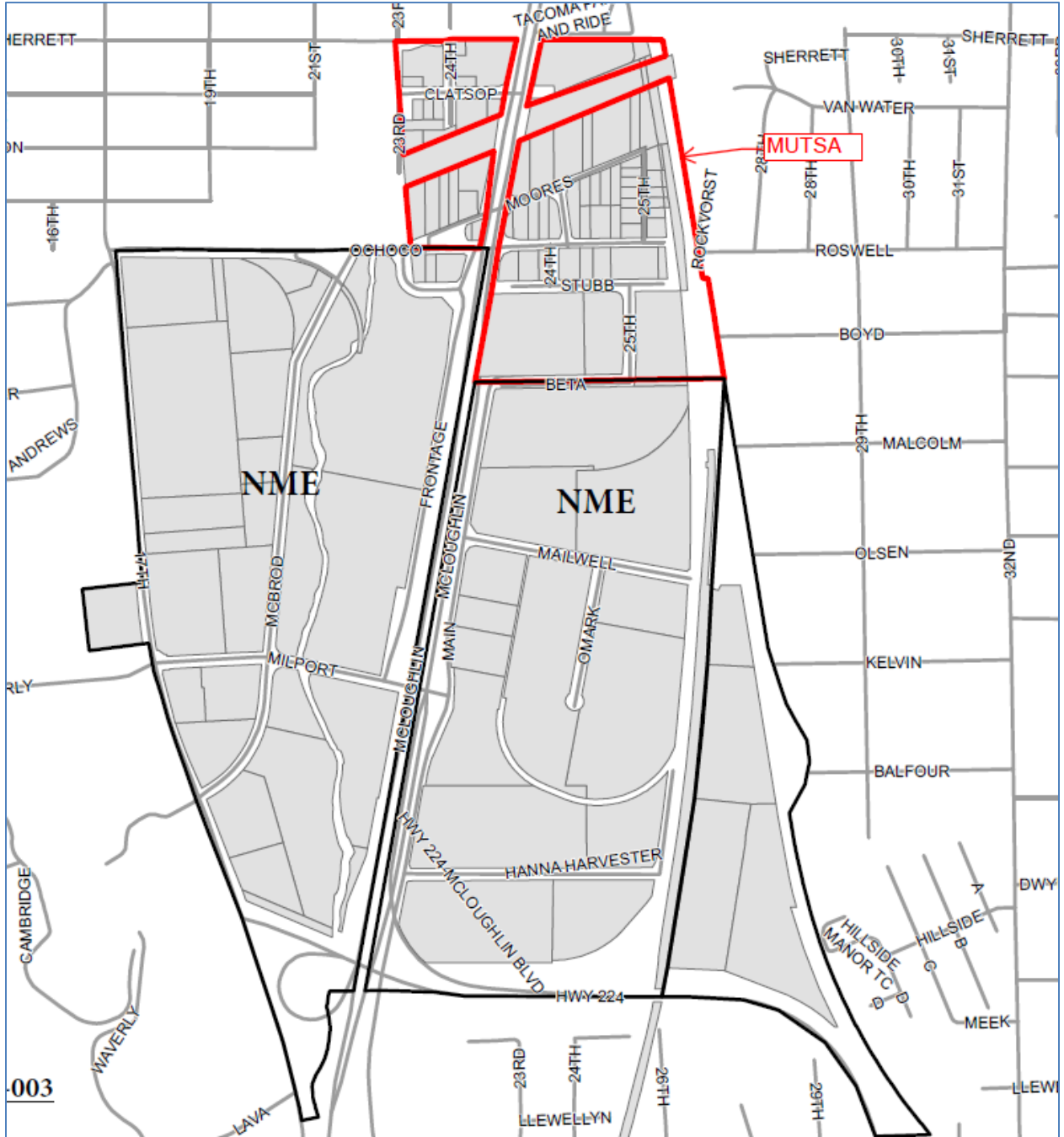


Figure 2. Proposed Zoning

### 19.312.2 Uses

The proposal would re-organize the existing M-TSA code language to be consistent with MMC 19.302 Commercial Mixed Use Zones and MMC 19.304 Downtown Mixed Use Zone, specifically including a table of uses with standards and additional provisions. The proposal streamlines the code language into a more readable format and provides a table of uses that addresses both proposed new zones and includes whether or not the uses are permitted outright, as limited uses, or prohibited. The table of uses is organized by major categories of uses: Residential; Commercial; Industrial, Manufacturing and Production; Community Service Use; and Marijuana Businesses.

Generally, the allowed uses are consistent with the existing M-TSA and M zones in the subject area, but are updated to reflect the goals and objectives of the NMIA Plan and the purpose statements for the MUTSA and NME zones. For example, office uses are proposed to be permitted in the NME without a corresponding manufacturing use, as is currently required.

Specific standards for limited uses are detailed in one section, rather than being split between the current base and overlay zones. This simplifies the code and does not require to refer to both the base zone and the overlay zones to determine what uses would be permitted on a particular property.

### **19.312.5 Development Standards**

The proposal would include a table summarizing the development standards that apply to the MUTSA and the NME zones. This streamlines the code by identifying the standards in a table rather than in narrative text in the current base and overlay zones. Additional standards are identifying and described further in 19.312.6.

### **19.312.6 Development Standards for All Uses**

The proposal would include additional details regarding specific standards that apply to uses in the MUTSA and NME zones, including landscaping, screening, and design standards. This section would combine standards currently found in both the base and overlay zones with some revisions to reflect potential retrofit of existing buildings. The proposal would streamline the code by eliminating the overlay zone and applying the standards to the base zone rather than requiring an additional applicable set of standards.

One of the goals of the NMIA is to promote high quality construction and design in both the mixed-use and industrial areas. The proposal identifies basic design standards, including building materials, minimum percentage of glass on street-facing walls, and requiring weather protection. This promotes a base level of architectural design and construction, and creates a more comfortable pedestrian environment. The standards are

intended to promote quality design and construction while recognizing that redevelopment in the near future will likely entail retrofits of existing buildings.

The proposal would update the permitted commercial exterior building materials to be more consistent with those found in MMC 19.404 Flex Space Overlay Zone.

## Underline/Strikeout Amendments

### Zoning Ordinance

#### CHAPTER 19.300 BASE ZONES

##### 19.312 NORTH MILWAUKIE INDUSTRIAL AREA

###### 19.312.1 Purpose

- A. The Tacoma Station Area Mixed Use Zone (MUTSA) is intended to support the goals and policies of the North Milwaukie Industrial Area (NMIA) Plan. The MUTSA district is intended to take advantage of its unique location near the Tacoma light rail station and provide opportunities for a wide range of uses. The primary uses in this zone include housing, limited commercial and service-related office use, high intensity office employment, and industrial uses including uses involved in production, manufacturing and processing, of goods.
- B. The North Milwaukie Employment Zone (NME) Zone is intended to support the goals and policies of the NMIA Plan and retain the area as a viable industrial and employment zone. The primary uses in the zone are intended to be uses involved in production, manufacturing, processing, and transportation of goods, as well as uses providing opportunities for higher intensity employment such as production-related office, laboratories, and research and development uses. Limited specific uses not involving the production and transportation of goods, which are appropriate for industrial areas due to their use characteristics, are also allowed. Service-related office and commercial uses are intended to be incidental uses that are minor in relation to the industrial uses on a site and should be subordinate and accessory to the industrial uses in the zone.

###### 19.312.2 Uses

###### A. Permitted Uses

Uses allowed outright in the commercial mixed-use zones are listed in Table 19.312.2 with a "P." These uses are allowed if they comply with the development and design standards and other regulations of this title.

###### B. Community Service Uses

Uses listed in Table 19.312.2 as "CSU" are permitted only as community service uses in conformance with Section 19.904.

###### C. Conditional Uses

Uses listed in Table 19.312.2 as "CU" are permitted only as conditional uses in conformance with Section 19.905.

###### C. Nonconforming Uses, Structures, and Development

Existing structures and uses that do not meet the standards for the commercial mixed-use zones may continue in existence. Alteration or expansion of a nonconforming use, structure, or development that brings the use, structure, or development closer to compliance may be allowed through development review pursuant to Section 19.906. Alteration or expansion of a nonconforming use or structure that does not bring the use or structure closer to compliance may be allowed through a Type III variance pursuant to



Section 19.911. Except where otherwise stated in this section, the provisions of Chapter 19.800 Nonconforming Uses and Development apply.

D. Prohibited Uses

Uses not listed in Table 19.312.2, and not considered accessory or similar pursuant to Subsections 19.312.2.F and G below, are prohibited. Uses listed with an “N” in Table 19.312.2 are also prohibited.

E. Limited Uses

Uses listed in Table 19.312.2 as “L” are permitted only as limited uses in conformance with Section 19.312.4.

F. Accessory Uses

Uses that are accessory to a primary use are allowed if they comply with all development standards.

G. Similar Uses

The Planning Director, through a Type I review, may determine that a use that is not listed is considered similar to an example use listed in Table 19.312.2. The unlisted use shall be subject to the standards applicable to the similar example use.

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<b><u>Residential</u></b>			
<u>Multifamily</u> <sup>1</sup>	<u>N</u>	<u>P</u>	<b><u>Subsection 19.505.3 Multifamily Housing</u></b>
<u>Mixed use residential</u>	<u>N</u>	<u>P</u>	<b><u>Subsection 19.312.6 Development Standards for All Uses</u></b>
<u>Live/work units</u>	<u>N</u>	<u>P</u>	<b><u>Subsection 19.505.6 Live/Work Units</u></b>
<b><u>Commercial</u></b>			
<p><u>Office</u></p> <p>1. <u>Production-related office uses are characterized by activities that, while conducted in an office-like setting, involve less face-to-face customer contact and do not tend to generate foot traffic. Their operations are less service-oriented than traditional office uses and focus on the development, testing, research, production, processing, packaging, or assembly of goods and products.</u></p> <p><u>Examples include: corporate headquarters, architects, engineers, financial services or accounting firm headquarters, call offices/call center, software and internet content development and publishing; telecommunication service providers; data processing; television, video, radio, and internet studios and broadcasting; scientific and technical services; government and utility research offices; call centers, marijuana testing and research facilities, and medical and dental labs or research/bioscience facility.</u></p>	<u>P</u>	<u>P</u>	

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<p><u>2. Service-Related Office</u>  <u>Traditional service-related office uses are characterized by activities that generally focus on direct in-person, customer-focused services including government, professional, medical, or financial services. These office uses generally involve a high level of face-to-face customer contact and are typically expected to generate foot traffic.</u></p> <p><u>Examples include: professional services such as lawyers; financial businesses such as lenders, retail brokerage houses, bank branches, or real estate agents; sales offices; government offices and public utility offices; counseling offices; and medical and dental clinics.</u></p>	<u>L</u>	<u>L/CU</u>	<b><u>Subsection 19.312.4 Standards for Limited Uses</u></b>
<p><u>Drinking establishments</u>  <u>Drinking establishments primarily involve the sale of alcoholic beverages for on-site consumption.</u></p> <p><u>Examples include taverns, bars, or cocktail lounges.</u></p>	<u>L</u>	<u>L/CU</u>	<b><u>Subsection 19.312.4 Standards for Limited Uses</u></b>
<p><u>Eating establishments</u>  <u>Eating establishments primarily involve the sale of prepared food and beverages for on-site consumption or takeout. Eating establishments may include incidental sales of alcoholic beverages.</u></p> <p><u>Examples include restaurants, delicatessens, retail bakeries, coffee shops, concession stands, and espresso bars.</u></p>	<u>L</u>	<u>L/CU</u>	<b><u>Subsection 19.312.4 Standards for Limited Uses</u></b>
<p><u>Retail-oriented sales</u>  <u>Sales-oriented retail firms are involved in the sale, leasing, and rental of new or used products to the general public.</u></p> <p><u>Examples include stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronics, fabric, gifts, groceries, hardware, household products, jewelry, pets and pet products, pharmaceuticals, plants, printed materials, stationery, and printed and electronic media.</u></p>	<u>L</u>	<u>L/CU</u>	<b><u>Subsection 19.312.4 Standards for Limited Uses</u></b>

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<p><u>Marijuana retailer</u>  <u>Marijuana retailer means a state-licensed business that sells or distributes marijuana and marijuana-derived products to consumers. A marijuana retailer may sell or distribute recreational or medical marijuana.</u></p>	<u>N</u>	<u>L</u>	<p><b><u>Subsection 19.312.4 Standards for Limited Uses</u></b>  <b><u>Subsection 19.509.2 Security and Odor Control for Certain Marijuana Businesses</u></b>  <u>See Marijuana Businesses</u></p>
<p><u>Personal service</u>  <u>Personal service firms are involved in providing consumer services.</u>  <u>Examples include hair, tanning, and spa services; pet grooming; photo and laundry drop-off; dry cleaners; and quick printing.</u></p>	<u>L</u>	<u>L/CU</u>	<p><b><u>Subsection 19.312.4 Standards for Limited Uses</u></b></p>
<p><u>Day care.</u>  <u>Day care is the provision of regular childcare, with or without compensation, to 4 or more children by a person or person(s) who are not the child's parent, guardian, or person acting in place of the parent, in a facility meeting all State requirements.</u>  <u>Examples include nursery schools, before- and after-school care facilities, and child development centers.</u></p>	<u>L</u>	<u>L</u>	<p><b><u>Subsection 19.312.4 Standards for Limited Uses</u></b></p>
<u>Hotel/motel</u>	<u>N</u>	<u>CU</u>	<b><u>Subsection 19.905 Conditional Uses</u></b>
<u>Adult entertainment businesses<sup>1</sup></u>	<u>N</u>	<u>CU</u>	<b><u>Subsection 19.905 Conditional Uses</u></b>
<b><u>Industrial, Manufacturing and Production</u></b>			
<p><u>Manufacturing and production.</u>  <u>This category comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products, including the assembly of component parts.</u>  <u>Examples include: alternative energy development; biosciences; food and beverage processing; software and electronics production; printing; fabrication of metal products; products made from manufactured glass; products made from rubber, plastic, or resin; converted paper and cardboard products; and microchip fabrication. Manufacturing may also include high-tech and research and development companies.</u></p>	<u>P</u>	<u>P</u>	

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<p><u>Construction: Contractors and Related Businesses</u></p> <p><u>This category comprises businesses whose primary activity is performing specific building or other construction-related work, on- or off-site.</u></p> <p><u>Examples include: residential and nonresidential building construction, utility/civil engineering construction, specialty trade contractors, and moving companies.</u></p>	<p><u>P</u></p>	<p><u>P</u></p>	
<p><u>Wholesale Trade, Warehousing, Distribution</u></p> <p><u>This category comprises establishments engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, or professional business users; or to other wholesalers, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers sell or distribute merchandise exclusively to other businesses, not the general public, and normally operate from a warehouse or office and are not intended for walk-in traffic.</u></p> <p><u>Examples include: operating warehousing and storage facilities for general merchandise, refrigerated goods, and other products and materials that have been manufactured and are generally being stored in anticipation of delivery to final customer. Includes fleet parking. Ministorage facilities (generally used by many individual customers to store personal property) are not considered industrial warehousing and storage and are not permitted.</u></p>	<p><u>P</u></p>	<p><u>P</u></p>	<p><b><u>Subsection 19.312.4 Standards for Limited Uses</u></b></p>

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<p><u>Repair and Service</u></p> <p>This category comprises firms involved in repair and servicing of industrial, business, or consumer electronic equipment, machinery, and related equipment, products, or by-products.</p> <p>Examples include: welding shops; machine shops; tool, electric motor, and industrial instrument repair; sales, repair, or storage of heavy machinery, metal, and building materials; heavy truck servicing and repair; tire retreading or recapping; exterminators, including chemical mixing or storage and fleet storage and maintenance; janitorial and building maintenance services that include storage of materials and fleet storage and maintenance; fuel oil distributors; solid fuel yards; and large-scale laundry, dry-cleaning, and carpet cleaning plants. Few customers come to the site, particularly not general public daily customers. Auto service and repair shops for personal vehicles are not included in this category and are not permitted.</p>	<p><u>P</u></p>	<p><u>L</u></p>	<p><b>Subsection 19.312.4 Standards for Limited Uses</b></p>
<p><u>Trade Schools and Training Facilities</u></p> <p>This category comprises establishments whose primary purpose is to provide training for industrial needs and job-specific certification.</p> <p>Examples include: electronic equipment repair training, truck-driving school, welding school, training for repair of industrial machinery, job skills training classrooms, and other industrial/employment skills training.</p>	<p><u>P</u></p>	<p><u>P</u></p>	
<p><u>Creative Space</u></p> <p>Industrial/manufacturing space specifically for artist-type uses.</p> <p>Examples include: artist manufacturing studios (welding, pottery, ceramics, painting, glass, etc.); sound stage and/or film production; set design and production; music studio/production.</p>	<p><u>P</u></p>	<p><u>P</u></p>	

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
<p><u>Waste Management</u><sup>2</sup></p> <p>This category comprises businesses that provide garbage and recycling hauling, including fleet parking and maintenance. Storage of waste or recycling materials collected by a waste management business for any period of time is not permitted.</p>	<p><u>CU/P</u></p>	<p><u>N</u></p>	
<b>Community Service Use</b>			
<p>Only the following community service uses are included in this district:</p>			<p><b>Section 19.904</b> <u>Community Service Uses</u></p>
<p>1. <u>Institutions</u></p> <p>a. <u>Government offices</u></p> <p>b. <u>Public transit facilities or passenger terminal</u></p> <p>c. <u>Schools (public or private)</u></p> <p>d. <u>Recreation facilities (public or private)</u></p> <p>e. <u>Parks and open space</u></p> <p>f. <u>Transitional or correctional facility (public or private)</u></p> <p>g. <u>Hospital</u></p>	<p><u>P</u></p> <p><u>CSU</u></p> <p><u>CSU</u></p> <p><u>CSU</u></p> <p><u>P</u></p> <p><u>CSU</u></p> <p><u>CSU</u></p>	<p><u>P</u></p> <p><u>CSU</u></p> <p><u>CSU</u></p> <p><u>CSU</u></p> <p><u>P</u></p> <p><u>CSU</u></p> <p><u>CSU</u></p>	<p><u>See Trade Schools and Training Facilities</u></p>
<p>2. <u>Infrastructure</u></p> <p>a. <u>Utilities (water, sewer, and storm sewer facilities including but not limited to sewage pumping stations, water wells, pump stations, sewer mining)</u></p> <p>b. <u>Communication facilities (includes WCF)</u></p> <p>c. <u>Electrical power substations; solar facilities</u></p>	<p><u>P</u></p> <p><u>P</u></p> <p><u>P</u></p>	<p><u>P</u></p> <p><u>P</u></p> <p><u>P</u></p>	
<b>Marijuana Businesses</b>			
<p>1. <u>Marijuana retailers subject to the standards of Subsections 19.312.4 and 19.509.1.</u></p>	<p><u>N</u></p>	<p><u>L</u></p>	<p><b>Subsection 19.509.2</b> <u>Security and Odor Control for Certain Marijuana Businesses</u></p>
<p>2. <u>Marijuana processing, testing, research, and warehousing subject to the standards of Subsection 19.509.2.</u></p>	<p><u>P</u></p>	<p><u>P</u></p>	<p><b>Subsection 19.509.2</b> <u>Security and Odor Control for Certain Marijuana Businesses</u></p>

**Table 19.312.2**

<u>Uses and Use Categories</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/Additional Provisions</u>
3. <u>Marijuana production subject to the conditional use process and the standards of Subsections 19.509.2 and 19.509.3.</u>	<u>CU</u>	<u>CU</u>	<u>Subsection 19.509.2 Security and Odor Control for Certain Marijuana Businesses</u> <u>Subsection 19.509.3 Marijuana Production Limitations</u> <u>Section 19.905 Conditional Uses</u>

P = Permitted.

N = Not permitted.

L = Limited

CSU = Permitted with community service use approval subject to provisions of Section 19.904. Type III review required to establish a new CSU or for major modification of an existing CSU. Type I review required for a minor modification of an existing CSU.

CU = Permitted with conditional use approval subject to the provisions of Section 19.905. Type III review required to establish a new CU or for major modification of an existing CU. Type I review required for a minor modification of an existing CU.

1. Multifamily residential is permitted outright in a stand-alone building or in stories above a ground-floor commercial or office use. Deed restrictions will apply to multifamily development in order to reduce potential conflicts between residential uses and surrounding manufacturing uses.

2. When considering an adult entertainment business, the following criteria shall be used:

- a. The proposed location of an adult entertainment business shall not be within 500 ft of an existing or previously approved adult entertainment business or within 500 ft of either a public park, a church, a day-care center, a primary, elementary, junior high, or high school, or any residentially zoned property.
- b. Distances shall be measured in a straight line, without regard to intervening structures, between the closest structural wall of the adult entertainment business and either the closest property line of the applicable property or the closest structural wall of any preexisting or previously approved adult entertainment business.

3. Waste Management uses in existence prior to December 31, 2017 are Permitted; uses proposed after that date are permitted as a Conditional Use.

### **19.312.3 Specific Prohibited Uses**

Any use which has a primary function of storing or manufacturing explosive materials or other hazardous material as defined by the Oregon Fire Code, Chapter 27.

### **19.312.4 Standards for Limited Uses**

The following standards apply to those uses listed as limited (L) in Table 19.312.2.

#### **A. Retail, Service-Related Office, Eating and Drinking Establishments, and Personal Service Uses**

To ensure that these uses are limited in size and scale and do not dominate land intended for manufacturing and higher intensity employment uses, the following standards apply. See Figure 19.313.6.B for an illustration of the size limitations.

1. In the NME, the total gross leasable square footage of an individual retail, service-related office, eating and drinking establishment, and personal service use shall not exceed 5,000 sq ft or 40% of the floor area of an individual building, whichever is less. In the MUTSA and the NME, the total gross leasable square footage for a development shall not exceed 20,000 sq ft.
2. In the NME and MUTSA, multiple retail, service-related office, eating and drinking establishments, and personal service uses shall not exceed 20,000 cumulative gross



leasable sq ft within the same development project. For the purposes of this section, a development project is defined as:

- a. A single building with 50,000 sq ft or more of gross floor area.
  - b. Multiple buildings, each with less than 50,000 sq ft of gross floor area, that share common development features (such as access, parking, or utilities), whether or not the buildings are located on the same or a different parcel or lot.
3. In the NME, retail, service-related office, eating and drinking establishments, and personal service uses shall not be permitted in a stand-alone building. They must be included within a building whose primary purpose is for an allowed manufacturing use. The retail, service-related office, eating and drinking establishment, and personal service use is not required to be related to the primary manufacturing use. Food carts are permitted as a stand-alone use.
  4. In the MUTSA, eating and drinking establishments that exceed the above standards may be approved through a conditional use review pursuant to Section 19.905.

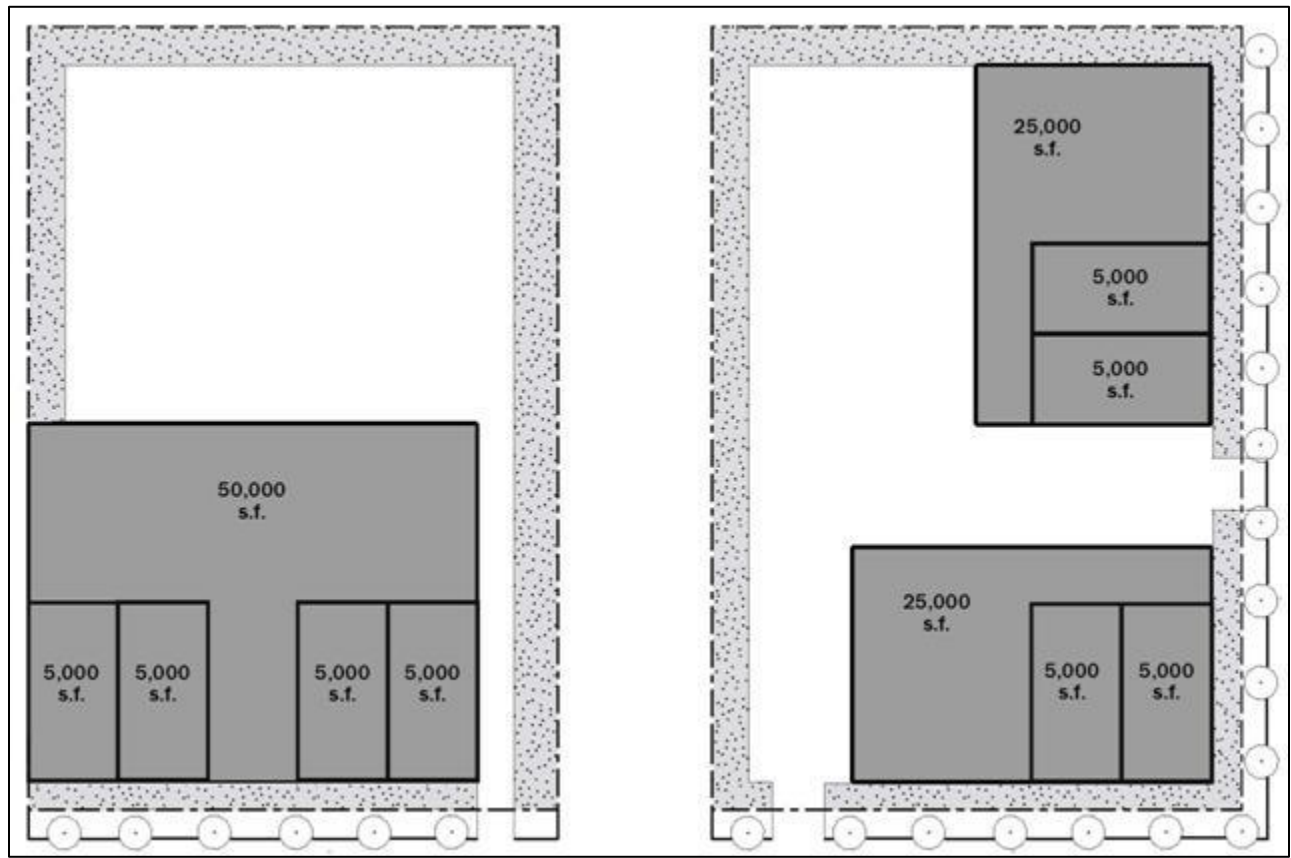
B. Other Uses

1. In the MUTSA, the following repair and service uses, or similar, are not permitted: sales, repair, or storage of heavy machinery; heavy truck servicing and repair; tire

retreading or recapping; fleet storage and maintenance; fuel oil distributors; and solid fuel yards.

2. Day care uses must be part of a larger building and shall not be permitted in standalone buildings.

**Figure 19.312.4.A**  
**Size Limitations for Retail, Service Office, Eating and Drinking Establishments, and Personal Service Uses**



**19.312.5 Development Standards**

These development standards are intended to ensure that new development is appropriate in terms of building mass and scale, how the building addresses the street, and where buildings are located on a site.

Table 19.312.5 summarizes some of the development standards that apply in the NMIA. Development standards are presented in detail in Subsection 19.312.6.

**Table 19.312.5**

<u>Standard</u>	<u>NME</u>	<u>MUTSA</u>	<u>Standards/ Additional Provisions</u>
<b>A. Lot Standards</b>			
1. <u>Minimum lot size (sq ft)</u>	<u>None</u>	<u>None</u>	
2. <u>Minimum street frontage (ft)</u>	<u>None</u>	<u>None</u>	
<b>B. Development Standards</b>			
1. <u>Floor area ratio (min/max)</u>	<u>0.5:1/3:1</u>	<u>0.5:1/3:1</u>	
2. <u>Building height (ft)</u>			<b>Subsection 19.312.6.K – Building height bonus</b>
a. <u>Minimum</u>	<u>25</u>	<u>25</u>	
b. <u>Maximum</u> <u>    (Height bonus available)</u>	<u>65-90</u>	<u>65-90</u>	
3. <u>Street setbacks (ft)</u>			<b>Subsection 19.501.2 Yard Exceptions</b>
a. <u>Minimum street setback</u>	<u>0-10</u>	<u>0-10</u>	
b. <u>Maximum street setback</u>	<u>None</u>	<u>None</u>	
c. <u>Side and rear setbacks</u>	<u>None<sup>1</sup></u>	<u>None<sup>1</sup></u>	
4. <u>Maximum lot coverage</u>	<u>85%</u>	<u>85%</u>	
5. <u>Minimum Landscaping</u>	<u>15%</u>	<u>15%</u>	<b>Subsection 19.312.6.B Landscaping</b>
6. <u>Off-street parking required</u>	<u>Yes</u>	<u>Yes</u>	<b>Subsection 19.312.6.E Parking, Loading, and Unloading Areas</b> <b>Chapter 19.600 Off-Street Parking and Loading</b>
<b>C. Other Standards</b>			
1. <u>Residential density requirements (dwelling units per acre)</u>			<b>Subsection 19.202.4 Density Calculations</b>
a. <u>Stand-alone residential</u>			
(1) <u>Minimum</u>	<u>N/A</u>	<u>None</u>	
(2) <u>Maximum</u>	<u>N/A</u>	<u>None</u>	
b. <u>Mixed-use buildings</u>	<u>N/A</u>	<u>None</u>	
2. <u>Signs</u>	<u>Yes</u>	<u>Yes</u>	<b>Subsection 14.16.050 Commercial Zone</b> <b>Subsection 19.312.6.H Signage for Non-manufacturing Uses</b>
3. <u>Design Standards</u>	<u>Yes</u>	<u>Yes</u>	<b>Subsection 19.312.6.I Design Standards for All New Construction and Major Exterior Alterations</b>

1. Side and rear lot lines abutting a residential zone have a minimum 10-ft setback. Side and rear lot lines not abutting a residential have no required setback.

**19.312.6 Development Standards for All Uses**

The following detailed development standards describe additional allowances, restrictions, and exemptions related to the development standards of Table 19.312.6.

The following development standards apply to all uses in the MUTSA Zone and the NME Zone as specifically noted.

**A. Setbacks**

1. Front

- a. Buildings that are more than 2 stories and at least 25 ft high with a front setback along Main St have a minimum 5-ft setback.
- b. Front yard setbacks along any other street have a minimum 10-ft setback.
- c. In the NME, all development with frontage on Main Street shall have a 10-ft front yard setback.

B. Landscaping (NME and MUTSA)

A minimum of 15% landscaping of the site is required. The required landscape area shall comply with the following:

- 1. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features.
- 2. No more than 20% of the required landscape area shall be covered in mulch or barkdust. Mulch or barkdust under the canopy of trees or shrubs is excluded from this limit.
- 3. Hardscape features (i.e., patios, decks, plazas, and similar) may cover up to 10% of the required minimum landscape area.
- 4. Trees shall have a minimum 2-in caliper at time of planting, measured at 4 ft above grade.
- 5. Shrubs shall be planted from 5-gallon containers or larger.
- 6. All landscaped area that is not planted with trees and shrubs, or covered with nonplant material (barkdust or mulch), shall have ground cover plants that are sized and spaced as follows: a minimum of 1 plant per 12 in on center in triangular spacing, or other planting pattern that is designed to achieve 75% coverage of the area not covered by shrubs and tree canopy.
- 7. All plantings shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.

C. Public Facility Improvements

As specified in Chapter 19.700.

D. Screening of Outdoor Uses (NME and MUTSA)

Outdoor uses shall be screened as follows:

- 1. All outdoor storage areas shall be screened from adjacent properties by a 6-ft-high sight-obscuring fence or wall or by the use of vegetation. Vegetation used to screen outdoor storage areas shall be of such species, number, and spacing to provide the required screening within 1 year after planting.
- 2. All screened or walled outdoor use and storage areas which abut a public street shall be set back a minimum of 25 ft from the property line(s). Within that setback area trees and evergreen shrubs shall be planted. The plants shall be of such a variety and

arranged to allow only minimum gaps between foliage of mature trees and plants within 4 years of planting.

3. All plantings used to screen outdoor uses shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.

E. Parking, Loading, and Unloading Areas

In the NME and MUTSA, parking, loading, and unloading areas shall be located as follows:

1. Parking, loading, and unloading areas shall not be located within required setbacks.
2. No loading or unloading facilities shall be located adjacent to lands designated for residential uses, or residential community services, if there are alternative locations of adequate size on the subject site. No loading area shall be located between the front of a building and a front lot line, regardless of required setbacks.

3. Parking Requirements

In the NME, the following parking requirements apply and supersede any conflicting requirements found in Table 19.605.1 or other sections of the code.

- a. Office Uses

- (1) Minimum number of parking spaces: 2 per 1,000 sq ft of gross floor area
- (2) Maximum number of parking spaces: 4.1 per 1,000 sq ft of gross floor area

- b. Retail and Personal Service Uses

- (1) Minimum number of parking spaces: 2 per 1,000 sq ft of gross floor area
- (2) Maximum number of parking spaces: 6.2 per 1,000 sq ft of gross floor area

- c. Manufacturing Uses

- (1) Minimum number of parking spaces: 1 per 1,000 sq ft of gross floor area
- (2) Maximum number of parking spaces: none

4. The minimum and maximum parking requirements may be modified consistent with Section 19.605.2 Quantity Modifications and Required Parking Determinations.

F. External Effects (NME and MUTSA)

The potential external effects of manufacturing uses shall be minimized as follows:

1. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building.
2. Potential nuisances such as noise, odor, electrical disturbances and other public health nuisances are subject to Title 8 Health and Safety.
3. Roof-mounted mechanical equipment, such as ventilators and ducts, for buildings located adjacent to residential districts, arterial streets, or transit streets, shall be contained within a completely enclosed structure that may include louvers, latticework,

## Commentary and Proposed Code Amendments

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or other similar features. This screening requirement does not apply to roof-mounted solar energy systems or wind energy systems.

### G. Additional Standards

Chapter 19.500 Supplementary Development Regulations contains additional standards that may apply.

### H. Signage for Non-manufacturing Uses

At least 1 pedestrian-oriented sign shall be provided along the building façade that faces the street. Pedestrian-oriented signs may be attached to the building, an awning, a kiosk, hanging, or otherwise so long as they are displayed no higher than 10 ft above the sidewalk and face the street. All signs must comply with Title 14 Signs.

### I. Design Standards for All New Construction and Major Exterior Alterations

The design standards contained in this section are intended to encourage building design and construction with durable, high-quality materials. The design standards in this section generally apply to the street-facing façades of new commercial, institutional, manufacturing, and mixed-use buildings within the MUTSA and along Main St, McBrod Ave, and Ochoco St in the NME. Exterior maintenance and repair and minor exterior alterations are not subject to these standards. Subsection 19.313.7.M below defines exterior maintenance and repair and major/minor exterior alterations.

#### 1. Ground-Floor and Street-facing Windows and Doors

Long expanses of blank walls facing the street or other public area have negative impacts on the streetscape and the pedestrian environment.

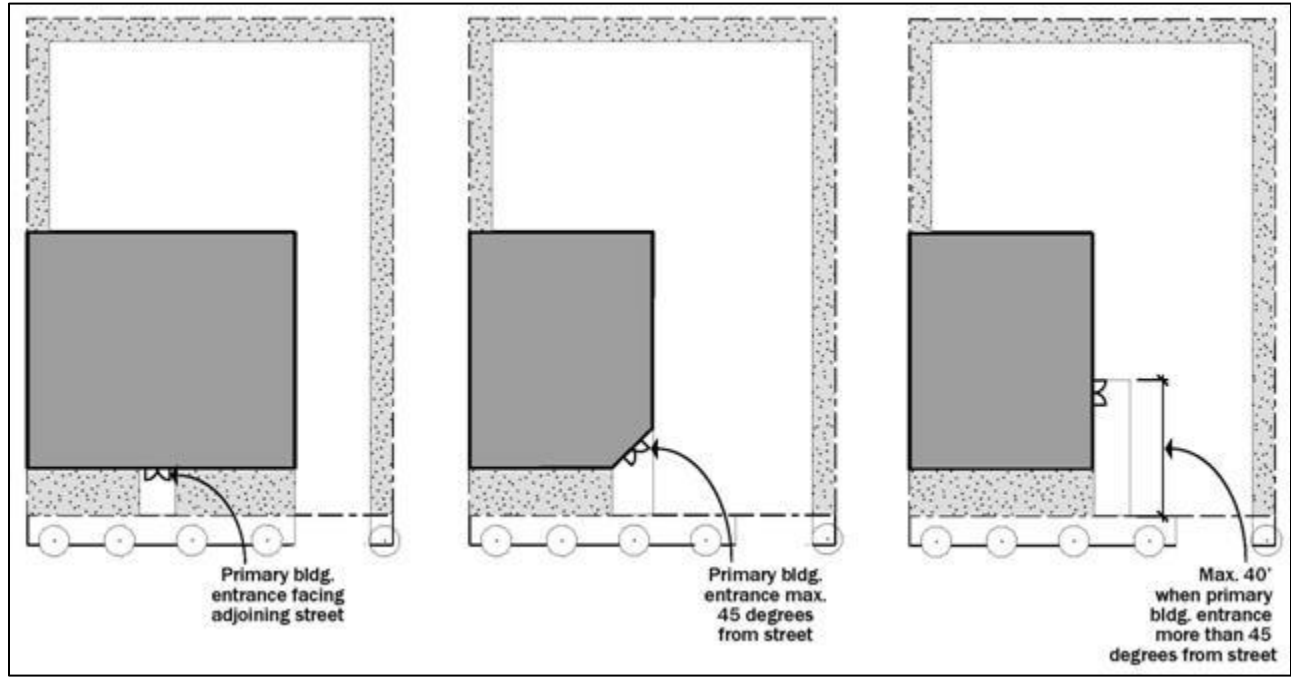
- a. For nonresidential and mixed-use buildings, 30% of the ground-floor street wall area must consist of openings; i.e., windows or glazed doors. The ground-floor street wall area is defined as the area up to the finished ceiling height of the space fronting the street or 15 ft above finished grade, whichever is less.
- b. Ground-floor windows shall be distributed along the wall area such that there are no lengths of windowless wall greater than 20 ft.
- c. Clear glazing is required for ground-floor windows. Reflective, tinted, or opaque glazing are not permitted for windows facing streets or courtyards.
- d. Ground-floor windows shall allow views into storefronts, working areas, or lobbies. No more than 50% of the window area may be covered by interior furnishings including but not limited to curtains, shades, signs, or shelves. Signs are limited to a maximum coverage of 50% of the window area.

#### 2. Building Orientation

All buildings shall have at least one primary building entrance (e.g., dwelling entrance, customer entrance, tenant entrance, lobby entrance, or breezeway/courtyard entrance) facing an adjoining street (i.e., within 45 degrees of the street property line). If the building entrance is turned more than 45 degrees from the street (e.g., front door is on a side wall), the primary entrance shall not be more than 40 ft from a street sidewalk,

except to provide pedestrian amenities. In all cases, a walkway shall connect the primary entrance to the sidewalk. See Figure 19.312.6.I.2 for illustration.

**Figure 19.312.6.I.2**  
**Building Entrances**



**3. Weather Protection**

All building entrances shall include an awning, canopy, recess, or some other form of shelter to provide weather protection and shade for users.

**4. Design Standards for Walls**

The following standards are applicable to the exterior walls of buildings facing streets, courtyards, and/or public squares.

- a. Exterior wall-mounted mechanical equipment is prohibited.
- b. The following standards are applicable to the exterior walls of new buildings facing streets, courtyards, and/or public squares. Table 19.312.6.I.4 specifies the primary, secondary, and prohibited material types referenced in this standard.
  - (1) Buildings shall utilize primary materials for at least 60% of the applicable building façades.
  - (2) Secondary materials are permitted on no greater than 40% of each applicable building façade.
  - (3) Accent materials are permitted on no greater than 10% of each applicable building façade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.)
  - (4) Buildings shall not utilize materials listed as (N) prohibited material.
  - (5) For existing development, façade modifications that affect more than 50% of the façade shall comply with standards in this subsection. The Planning

Director may waive this requirement if application of the standards would create an incongruous appearance of existing and new materials.

<b>Table 19.312.6.I.4 Commercial Exterior Building Materials</b>	
<b>Material Type</b>	<b>Nonresidential and Mixed-Use</b>
Brick	<u>P</u>
Stone/masonry	<u>P</u>
Stucco	<u>P</u>
Glass (transparent, spandrel)	<u>P</u>
Concrete (poured in place or precast)	<u>P</u>
Finished wood, wood veneers, and wood siding	<u>P</u>
Finished metal panels—such as anodized aluminum, stainless steel, or copper—featuring polished, brushed, or patina finish	<u>S</u>
Concrete blocks with integral color (ground, polished, or glazed finish)	<u>S</u>
Fiber-reinforced cement siding and panels	<u>S</u>
Ceramic tile	<u>S</u>
Concrete blocks with integral color (split-face finish)	<u>A</u>
Standing seam and corrugated metal	<u>A</u>
Glass block	<u>A</u>
Vegetated wall panels or trellises	<u>A</u>
Vinyl siding	<u>N</u>
Exterior insulation finishing system (EIFS)	<u>N</u>
Plywood paneling	<u>N</u>

P = Primary material

S = Secondary material

A = Accent material

N = Prohibited material

#### 6. Design Standards for Roofs

The following standards are applicable to building roofs.

- a. Flat roofs shall include a cornice with no less than 6 in depth (relief) and a height of no less than 12 in.
- b. Mansard or decorative roofs on buildings less than 3 stories are prohibited.

#### J. Definitions for Applicability of Design Standards

1. Exterior maintenance and repair includes refurbishing, painting, and weatherproofing of deteriorated materials, as well as in-kind restoration or replacement of damaged materials. Exterior maintenance and repair does not include replacement of materials due to obsolescence or when associated with minor or major exterior renovation, as defined below. Exterior maintenance and repair does not include the placement of signs.
2. Minor exterior alterations include the exterior alterations of any portion of a structure that do not fall within the definitions of “exterior maintenance and repair” or “major exterior alterations.” Minor exterior alterations include, but are not limited to, the application or installation of finish building treatments, including windows and other



glazing, doors, lintels, copings, vertical and horizontal projections (including awnings), and exterior sheathing and wall materials. Minor exterior alteration does not include the placement of signs.

3. Additions not exceeding 300 sq ft may be considered minor exterior alterations only when the additional floor area is designed and used for utility, HVAC, other mechanical equipment, ADA upgrades, or egress required by applicable fire safety or building codes.
4. Major exterior alterations include any of the following:
  - a. Alterations that do not fall within the definitions of “exterior maintenance and repair” or “minor exterior alterations.”
  - b. Demolition or replacement of more than 50% of the surface area of any exterior wall or roof.
  - c. Floor area additions that exceed 300 sq ft or do not meet the limited purposes as defined under the minor exterior alteration (ADA upgrades, etc.).
5. The design standards in Subsection 19.312.6.I above are applicable to major exterior alterations as follows:
  - a. Major exterior alterations involving a wall(s) shall comply with the design standards for walls and the design standards for windows for that wall(s).
  - b. Major exterior alterations involving a roof shall comply with the design standards for roofs.

#### K. Height Bonuses

A building can utilize up to 2 of the development incentive bonuses of this subsection, for a total of 2 stories or 24 ft of additional height, whichever is less, above the height maximum.

##### 1. Residential

New buildings that devote at least 1 story or 25% of the gross floor area to residential uses are permitted 1 additional story or an additional 12 ft of building height, whichever is less.

##### 2. Green Building

New buildings that receive certification (any level) under an ANSI-approved green building rating system (e.g., LEED, Earth Advantage, or Green Globes certified) are permitted 1 additional story or an additional 12 ft of building height, whichever is less.

Height bonus eligibility shall be verified at the time of building permit submittal and shall be contingent upon submittal of green building certification. The height bonus may be binding under a development agreement and height bonus awards may be revoked, and/or other permits or approvals may be withheld, if the project fails to achieve certification.

~~19.312 TACOMA STATION AREA MANUFACTURING ZONE M-TSA~~

~~19.312.1 Purpose~~

~~The M-TSA Zone is intended to support the goals and policies of the Tacoma Station Area Plan and retain the area as a viable industrial zone as the uses allowed by the Tacoma Station Area Overlay Zone become established. The primary uses in the zone are intended to be uses involved in production, manufacturing, processing, and transportation of goods. Some specific uses not involving goods, which are appropriate for industrial areas due to their use characteristics, are also allowed. Office uses are intended to be subordinate and accessory to the industrial uses, and commercial uses are intended to be incidental uses that are minor in relation to the industrial uses on a site.~~

~~19.312.2 Use Categories~~

~~The categories of land uses that are permitted in the M-TSA Zone are listed in Table 19.312.2. Permitted uses are designated with a "P." A "C" in this table indicates a use that may be authorized as a conditional use in conformance with Chapter 19.905. An "L" indicates a use that is permitted outright with certain limitations as described in Subsection 19.312.6. Uses not listed in the table are not allowed.~~

~~All uses must comply with the land use district standards of this section and all other applicable requirements of the Zoning Ordinance. If it is unclear whether a proposed use is allowed under~~

~~the use categories, the applicant may submit a Director determination application per Subsection 19.903 to resolve the issue.~~

<b>Table 19.312.2 M-TSA Zone Uses</b>	
<b>Use Category</b>	<b>Status</b>
<b>A. Construction: Contractors and Related Businesses</b>	
This category comprises businesses whose primary activity is performing specific building or other construction-related work, on- or off-site. Examples include: residential and nonresidential building construction, utility/civil engineering construction, specialty trade contractors, and moving companies. Any associated on-site office use must be accessory to the primary construction business consistent with Subsection 19.312.2.G.1.	P
<b>B. Manufacturing</b>	
This category comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products, including the assembly of component parts. Examples include: alternative energy development; biosciences; food and beverage processing; software and electronics production; printing; fabrication of metal products; products made from manufactured glass; products made from rubber, plastic, or resin; converted paper and cardboard products; and microchip fabrication. Manufacturing may also include high-tech and research and development companies.	P
<b>C. Wholesale Trade</b>	
This category comprises establishments engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, or professional business users; or to other wholesalers, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers sell or distribute merchandise exclusively to other businesses, not the general public, and normally operate from a warehouse or office and are not intended for walk-in traffic. Associated retail is only allowed as an accessory use in conformance with Subsection 19.312.2.G.2 and other applicable standards in this section.	P
<b>D. Warehousing and Storage</b>	
This category comprises industries that are primarily engaged in operating warehousing and storage facilities for general merchandise, refrigerated goods, and other products and materials that have been manufactured and are generally being stored in anticipation of delivery to final customer. Examples include: transportation and distribution uses with loading docks, temporary outdoor storage, and fleet parking. Ministorage facilities (generally used by many individual customers to store personal property) are not considered industrial warehousing and storage and are not permitted in the M-TSA Zone.	P
<b>E. Trade Schools</b>	
This category comprises establishments whose primary purpose is to provide training for industrial needs and job-specific certification. Examples include: electronic equipment repair training, truck-driving school, welding school, training for repair of industrial machinery, and other industrial skills training.	P
<b>F. Accessory Uses and Structures</b>	
This category comprises uses and structures defined as incidental and subordinate to the main use of a property and located on the same lot as the main use, including accessory parking.	P
<b>G. Limited Uses</b>	

<p>This category comprises uses that are primarily intended to support and serve other allowed uses in the M-TSA Zone. Limited uses are divided into two subcategories. See Subsection 19.312.6 for applicable limitations on these uses.</p> <p>1. Administration and Support in Office Buildings          — This subcategory comprises uses in office-type buildings that are accessory to industrial uses. They administer, oversee, and manage companies; manage financial assets and securities; do research and design; do laboratory testing; and/or provide document preparation and other industrial support services. Examples include: corporate offices, company business offices, call centers, and other office-type uses that primarily serve other industries and do not generate a significant number of daily customer visits.</p> <p>2. Retail Commercial and Professional Services          — This subcategory comprises the sale of goods, materials, and professional services. Examples of retail commercial uses include: restaurants, minimarts, factory outlet stores, and office supply stores. Examples of professional services that cater to employees and customers include: bank branches, day-care centers, dry cleaners, and health clubs.</p>	<p>L</p>
<p><b>H. Exclusive Heavy Industrial Uses</b></p>	
<p>This category comprises uses exclusive to heavy industrial. Examples include: rock crushing facilities; natural resource extraction facilities; aggregate storage and distribution facilities; and concrete and/or asphalt batch plants. See Subsection 19.312.5.A.</p>	<p>G</p>
<p><b>I. Waste Management</b></p>	
<p>This category comprises businesses that provide garbage and recycling hauling, including fleet parking and maintenance. Storage of waste or recycling materials collected by a waste management business for any period of time is not permitted.</p>	<p>P</p>
<p><b>J. Repair and Service</b></p>	
<p>This category comprises firms involved in repair and servicing of industrial, business, or consumer electronic equipment, machinery, and related equipment, products, or by-products. Examples include: welding shops; machine shops; tool, electric motor, and industrial instrument repair; sales, repair, or storage of heavy machinery, metal, and building materials; heavy truck servicing and repair; tire retreading or recapping; exterminators, including chemical mixing or storage and fleet storage and maintenance; janitorial and building maintenance services that include storage of materials and fleet storage and maintenance; fuel oil distributors; solid fuel yards; and large-scale laundry, dry-cleaning, and carpet cleaning plants. Few customers come to the site, particularly not general public daily customers. Auto service and repair shops for personal vehicles are not included in this category and are not allowed in the M-TSA Zone.</p>	<p>P</p>
<p><b>K. High-Impact Commercial Use</b></p>	
<p>This category comprises uses that generate substantial traffic, noise, light, irregular hours, or other potential impact on the community. Examples include, but are not limited to: drinking establishments, commercial recreation, adult entertainment businesses, theaters, hotels, and motels. See Subsection 19.312.5.B.</p>	<p>G</p>
<p><b>L. Marijuana Businesses (as Limited and Conditional Uses)</b></p>	
<p>This category includes the following businesses:</p> <ol style="list-style-type: none"> <li>1. Marijuana retailers subject to the standards of Subsections 19.312.6.B and 19.509.1.</li> <li>2. Marijuana processing, testing, research, and warehousing subject to the standards of Subsection 19.509.2.</li> <li>3. Marijuana production subject to the conditional use process and the standards of Subsections 19.509.2 and 19.509.3.</li> </ol>	<p>L C1</p>

P = Permitted.

L = Limited.

C = ~~Conditional use.~~

1 = ~~Only marijuana production is subject to the conditional use process.~~

### **19.312.3 ~~Preexisting Uses and Developments~~**

~~Notwithstanding the provisions of Chapter 19.800 Nonconforming Uses and Development, prohibited uses and structures located in any mapped “employment” or “industrial” area, as shown on the Milwaukie Comprehensive Plan Title 4 Lands Map, that were lawfully in existence prior to May 6, 1999, and would be impacted by the size limitations on retail uses in Subsection 19.312.6, are considered to be approved uses and structures for the purposes of this section. If such a preexisting use or development is damaged or destroyed by fire, earthquake, or other natural force, then the use will retain its preexisting status under this provision, so long as it is substantially reestablished within 3 years of the date of the loss.~~

~~Notwithstanding the provisions of Chapter 19.800 Nonconforming Uses and Development, prohibited uses and structures located in any mapped “industrial” area, as shown on the Milwaukie Comprehensive Plan Title 4 Lands Map, that were lawfully in existence prior to March 17, 2009, may continue and expand to add up to 20% more floor area and 10% more land area than exists on the above-stated date. This expansion requires a conditional use review.~~

### **19.312.4 ~~Specific Prohibited Uses~~**

- ~~A. Any use which has a primary function of storing, utilizing, or manufacturing explosive materials or other hazardous material as defined by the Oregon Fire Code, Chapter 27.~~
- ~~B. New residential, religious institutions, or public schools.~~

### **19.312.5 ~~Standards for Conditional Uses~~**

~~The following standards apply to those uses listed as conditional (C) in Table 19.312.2.~~

#### ~~A. Exclusive Heavy Industrial Uses~~

- ~~1. Open pit and gravel excavating or processing shall not be permitted nearer than 50 ft to the boundary of an adjoining property line, unless written consent of the owner of such property is first obtained. Excavating or processing shall not be permitted closer than 30 ft to the right-of-way line of an existing platted street or an existing public utility right-of-way.~~
- ~~2. An open pit or sand and gravel operation shall be enclosed by a fence suitable to prevent unauthorized access.~~
- ~~3. A rock crusher, washer, or sorter shall not be located nearer than 500 ft to a residential or commercial zone. Surface mining equipment and necessary access roads shall be constructed, maintained, and operated in such a manner as to eliminate, as far as is~~

~~practicable, noise, vibration, or dust which is injurious or substantially annoying to persons living in the vicinity.~~

~~B. High-Impact Commercial Uses~~

~~When considering a high-impact commercial use, the Commission shall consider the following:~~

- ~~1. Nearness to dwellings, churches, hospitals, or other uses which require a quiet environment.~~
- ~~2. Building entrances, lighting, exterior signs, and other features which could generate or be conducive to noise or other disturbance for adjoining uses.~~
- ~~3. Parking vehicles and pedestrian access and circulation could contribute to noise or attract habitual assembly or unruly persons.~~
- ~~4. Hours of operation.~~
- ~~5. In addition to consideration of the above with respect to building and site design, the Planning Commission may attach conditions or standards of performance and impact, and methods for monitoring and evaluating these, to ensure that such establishments do not become unduly or unnecessarily disruptive.~~
- ~~6. In addition, when considering an adult entertainment business, the following criteria shall be used:
  - ~~a. The proposed location of an adult entertainment business shall not be within 500 ft of an existing or previously approved adult entertainment business or within 500 ft of either a public park, a church, a day-care center, a primary, elementary, junior high, or high school, or any residentially zoned property.~~
  - ~~b. Distances shall be measured in a straight line, without regard to intervening structures, between the closest structural wall of the adult entertainment business and either the closest property line of the applicable property or the closest~~~~

~~structural wall of any preexisting or previously approved adult entertainment business.~~

~~C. Marijuana Production~~

- ~~1. Marijuana production shall be subject to the security and odor control standards of Subsection 19.509.2 and the marijuana production limitations set forth in subsection 19.509.3.~~

**19.312.6 Standards for Limited Uses**

~~The following standards apply to those uses listed as limited (L) in Table 19.312.2.~~

~~A. Administration and Support in Office Buildings~~

~~Only administrative and support offices which are related to the operation of a manufacturing use on the property are permitted in the M-TSA Zone. No greater than 20% of the floor area of a building may be used for administrative office space.~~

~~B. Retail Commercial and Professional Services~~

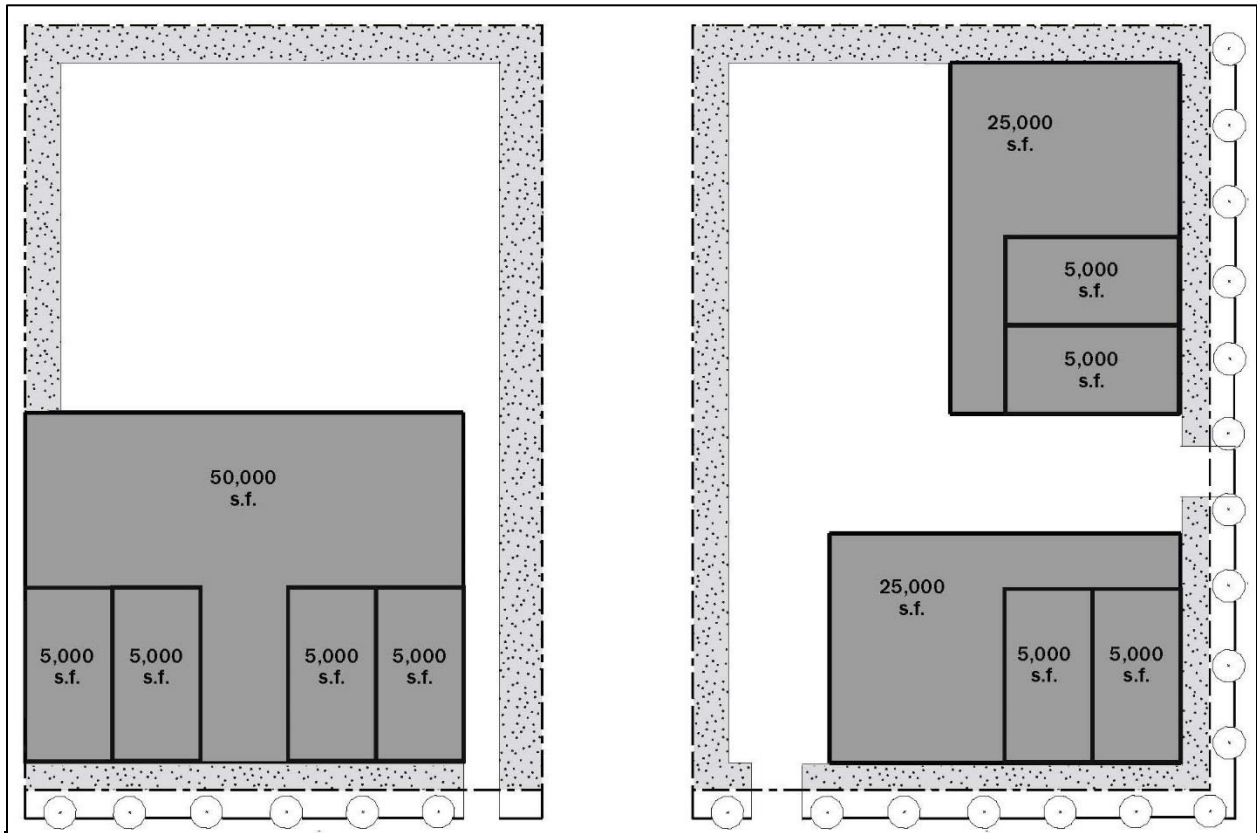
~~In order to ensure that these uses are limited in size and scale and do not dominate land intended for manufacturing uses, the following standards apply. See Figure 19.312.6.B for an illustration of the size limitations.~~

- ~~1. The total gross leasable square footage of an individual retail or professional service use shall not exceed 5,000 sq ft or 40% of the floor area of an individual building, whichever is less.~~
- ~~2. Multiple retail or professional service uses shall not exceed 20,000 cumulative gross leasable sq ft within the same development project. For the purposes of this section, a development project is defined as:
  - ~~a. A single building with 50,000 sq ft or more of gross floor area.~~
  - ~~b. Multiple buildings, each with less than 50,000 sq ft of gross floor area, that share common development features (such as access, parking, or utilities), whether or not the buildings are located on the same or a different parcel or lot.~~~~
- ~~3. Retail and professional service uses shall not be permitted in a stand-alone building. They must be included within a building whose primary purpose is for an allowed manufacturing use. The retail commercial or professional service use is not required to~~



be related to the primary manufacturing use. Food carts are permitted as a stand-alone use.

**Figure 19.312.6.B**  
**Size Limitations for Retail and Professional Service Uses**



**19.312.7 Development Standards for All Uses**

The following development standards apply to all uses in the M-TSA Zone.

**A. Setbacks (Minimum)**

Front: 20 ft

Side: None\*

Corner side yard: 10 ft

Rear: None\*

\* Except when abutting a residential district, in which case the setback shall match the abutting property.

**B. Height (Maximum)**

45 ft

**C. Parking and Loading**

See Chapter 19.600.

### D. Landscaping

~~15% landscaping of the site is required. The required landscape area shall comply with the following:~~

- ~~1. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features.~~
- ~~2. No more than 20% of the required landscape area shall be covered in mulch or barkdust. Mulch or barkdust under the canopy of trees or shrubs is excluded from this limit.~~
- ~~3. Hardscape features (i.e., patios, decks, plazas, and similar) may cover up to 10% of the required landscape area.~~
- ~~4. Trees shall have a minimum 2-in caliper at time of planting, measured at 4 ft above grade.~~
- ~~5. Shrubs shall be planted from 5-gallon containers or larger.~~
- ~~6. All landscaped area that is not planted with trees and shrubs, or covered with nonplant material (barkdust or mulch), shall have ground cover plants that are sized and spaced as follows: a minimum of 1 plant per 12 in on center in triangular spacing, or other planting pattern that is designed to achieve 75% coverage of the area not covered by shrubs and tree canopy.~~
- ~~7. All plantings shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.~~

### E. Public Facility Improvements

~~As specified in Chapter 19.700.~~

### F. Screening of Outdoor Uses

~~Outdoor uses shall be screened as follows:~~

- ~~1. All outdoor storage areas shall be screened from adjacent properties by a 6-ft-high sight-obscuring fence or wall or by the use of vegetation. Vegetation used to screen outdoor storage areas shall be of such species, number, and spacing to provide the required screening within 1 year after planting.~~
- ~~2. All screened or walled outdoor use and storage areas which abut a public street shall be set back a minimum of 25 ft from the property line(s). Within that setback area trees and evergreen shrubs shall be planted. The plants shall be of such a variety and~~

~~arranged to allow only minimum gaps between foliage of mature trees and plants within 4 years of planting.~~

- ~~3. All plantings used to screen outdoor uses shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.~~

~~G. Parking, Loading, and Unloading Areas~~

~~Parking, loading, and unloading areas shall be located as follows:~~

- ~~1. Parking, loading, and unloading areas shall not be located within required setbacks.~~
- ~~2. No loading or unloading facilities shall be located adjacent to lands designated for residential uses, or residential community services, if there are alternative locations of adequate size on the subject site.~~

~~H. External Effects~~

~~The potential external effects of manufacturing uses shall be minimized as follows:~~

- ~~1. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building.~~
- ~~2. Potential nuisances such as noise, odor, electrical disturbances and other public health nuisances are subject to Title 8 Health and Safety.~~
- ~~3. Roof-mounted mechanical equipment, such as ventilators and ducts, for buildings located adjacent to residential districts, arterial streets, or transit streets, shall be contained within a completely enclosed structure that may include louvers, latticework, or other similar features. This screening requirement does not apply to roof-mounted solar energy systems or wind energy systems.~~

~~I. Additional Standards~~

~~Chapter 19.500 Supplementary Development Regulations contains additional standards that may apply.~~

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## COMMENTARY

### CHAPTER 19.400

#### OVERLAY ZONES AND SPECIAL AREAS

##### 19.406 TACOMA STATION AREA OVERLAY ZONE TSA

The proposed amendments eliminate MMC 19.406. As described above in the commentary for the proposed amendments to MMC 19.312, the TSA overlay zones are eliminated in favor of 2 base zones: the MUTSA and NME zones. The MUTSA Zone is a combination of

TSA Subareas 1, 2, and 3. The NME Zone is a combination of TSA Subarea 4 and the areas zoned M in the subject area - the NMIA.

The proposed language in MMC 19.312 combines most of the allowed uses and standards in the current M-TSA base zone with the uses and standards in the current TSA overlay zone. Incorporating the overlay into the base zone, along with allowed uses and additional development standards streamlines and simplifies the zoning code, makes it easier to use, and reduces confusion.

### ~~19.406 TACOMA STATION AREA OVERLAY ZONE TSA~~

#### ~~19.406.1 Purpose~~

~~This overlay zone implements the Tacoma Station Area Plan and will help ensure that future development in the station area is consistent with the vision established in the plan. The overlay zone is intended to facilitate the following:~~

- ~~A. A mix of employment and other appropriate uses with employment densities that support light rail transit, particularly in close proximity to the Tacoma light rail station.~~
- ~~B. Support for existing businesses.~~
- ~~C. An appropriate amount of parking for employees and visitors.~~
- ~~D. Attractive building designs and public facilities.~~
- ~~E. A simple and timely review process for new development.~~

#### ~~19.406.2 Applicability~~

~~The standards and requirements in this section apply to all properties within the Tacoma Station Area Overlay Zone as shown on the Zoning Map.~~

#### ~~19.406.3 General Provisions~~

~~The following provisions apply to all development within the Tacoma Station Area Overlay Zone.~~

##### ~~A. Consistency with Base Zone~~

~~The M-TSA Zone is the base zone for the properties within the Tacoma Station Area Overlay Zone and all requirements of the base zone apply unless otherwise noted in this section. Where conflicts occur between this section and other sections of the code, the standards and requirements of this section shall supersede.~~

##### ~~B. Off-Site Impacts~~

~~In order to ensure greater compatibility between manufacturing and nonmanufacturing uses in the Tacoma station area, the following off-site impact standards apply in Subareas 1-3.~~

###### ~~1. Applicability~~

~~The off-site impact standards in this section apply to all new machinery, equipment, and facilities associated with manufacturing uses. Machinery, equipment, or facilities that were at the site and in compliance with existing regulations as of August 1, 2013,~~

~~the effective date of Ordinance #2071, are not subject to these off-site impact standards.~~

~~2.—Noise~~

~~The City's noise control standards and requirements in Chapter 8.08 apply.~~

~~3.—Vibration~~

~~Continuous, frequent, or repetitive vibrations that exceed 0.002g peak are prohibited. Generally, this means that a person of normal sensitivities should not be able to feel any vibrations.~~

~~a.—Temporary vibrations from construction activities or vehicles leaving the site are exempt.~~

~~b.—Vibrations lasting less than 5 minutes per day are exempt.~~

~~c.—Seismic or electronic measuring equipment may be used when there are doubts about the level of vibrations.~~

~~4.—Odor~~

~~Continuous, frequent, or repetitive odors are prohibited. The odor threshold is the point at which an odor may just be detected. An odor detected for less than 15 minutes per day is exempt.~~

~~5.—Illumination~~

~~Machinery, equipment, and facilities may not directly or indirectly cause illumination on other properties in excess of 0.5 footcandles of light.~~

~~6.—Measurements~~

~~Measurements for compliance with these standards may be made from the property line or within the property of the affected site. Measurements may be made at ground level or at habitable levels of buildings.~~

~~7.—Documentation~~

~~An applicant must provide documentation certified by a registered engineer or architect, as appropriate, to ensure that the proposed activity can achieve compliance with these standards.~~

~~C.—Additional Standards~~

~~In addition to the standards of the base zone and the overlay zone, the following chapters contain requirements and standards that may apply:~~

~~1.—Chapter 19.500 Supplementary Development Regulations~~

~~2.—Chapter 19.600 Off-Street Parking and Loading~~

~~3.—Chapter 19.700 Public Facility Improvements~~

~~4.—Chapter 19.800 Nonconforming Uses and Development~~

~~D.—Street Design~~

~~New or improved streets within the station area shall be constructed consistent with the street design cross sections established in the Public Works Standards.~~

~~E.—Review Process~~

All new or expanded/modified development in the overlay zone will be processed through Type I or Type II Development Review consistent with Section 19.906.

### **19.406.4 Tacoma Station Area Overlay Zone Subareas**

The Tacoma Station Area Overlay Zone has been divided into four subareas to further refine the design and appropriate mix of uses within the station area. Subarea boundaries are shown on the Zoning Map. The intent of the subareas is to recognize that the station area is not anticipated to develop uniformly in the future. Lands closest to the future Tacoma light rail station are expected to support a different mix of uses and design standards than lands further from the station. The transportation network, existing and planned, also establishes a distinction between the varying transportation demands associated with anticipated land uses within the subareas. As such, street design cross sections for the Tacoma station area, found in the Public Works Standards, may vary by subarea. The following subsections define the four subareas and provide specific requirements and standards for each.

#### **19.406.5 Subarea 1: North of Springwater**

##### **A. Subarea Boundary**

Subarea 1 is located north of the Springwater Corridor and south of the Tacoma light rail station, as shown on the Zoning Map.

##### **B. Subarea Characteristics**

Due to its proximity to the Tacoma light rail station, Subarea 1 is intended to develop a mix of land uses, including retail commercial and limited residential uses that cater to light rail

users. Subarea 1 is anticipated to develop as an active “station area community” supported by convenient access to light rail.

~~C. Permitted Uses~~

~~Permitted uses in Subarea 1 are the same as those permitted in the base M-TSA Zone, with the following exceptions:~~

- ~~1. Professional service and office uses are permitted in a stand-alone building with no size limitations (they do not need to be accessory to a manufacturing use).~~
- ~~2. Multifamily residential is permitted outright in a stand-alone building or in stories above a ground-floor commercial or office use.~~

~~D. Limited and Prohibited Uses~~

~~The following uses are not allowed or are allowed with limitations.~~

- ~~1. Retail uses are permitted in a stand-alone building (they do not need to be accessory to a manufacturing use). Retail uses shall not exceed 60,000 sq ft per building or development project.~~
- ~~2. Warehousing and storage uses, as defined in Subsection 19.312.2.D, are allowed only as accessory or secondary uses to a permitted use. Stand-alone warehouse and storage uses are prohibited.~~
- ~~3. Only those manufacturing uses that comply with the off-site impact standards in Subsection 19.406.3.B are allowed.~~

~~E. Development Standards for Nonmanufacturing Uses~~

~~In addition to the standards in the base M-TSA Zone, nonmanufacturing uses shall comply with the standards below.~~

~~1. Density~~

~~The density standards below apply to developments that include residential uses.~~

~~a. Minimum Density~~

~~There is no minimum residential density standard.~~

~~b. Maximum Density~~

~~The maximum residential density is 32.0 dwelling units per acre.~~

~~2. Floor Area Ratio~~

~~Minimum of 0.5:1 and maximum of 3:1.~~

~~3. Building Height~~

~~Minimum of 25 ft and maximum of 65 ft.~~

~~4. Minimum Setbacks~~

~~a. Front~~

~~(1) Buildings that are 2 stories or less than 25 ft high with a front setback along Main St have no minimum setback requirement.~~

~~(2) Buildings that are more than 2 stories and at least 25 ft high with a front setback along Main St have a minimum 5-ft setback.~~

~~(3) Front yard setbacks along any other street have a minimum 10-ft setback.~~

~~b. Side and rear~~

~~(1) Side and rear lot lines abutting a residential zone have a minimum 10-ft setback.~~

~~(2) Side and rear lot lines not abutting a residential zone have no required setback.~~

~~5. Parking Location~~

~~No surface parking shall be located within a front setback. No loading area shall be located between the front of a building and a front lot line, regardless of required setbacks.~~

~~6. Signage~~

~~At least 1 pedestrian-oriented sign shall be provided along the building façade that faces the street. Pedestrian-oriented signs may be attached to the building, an awning, a kiosk, hanging, or otherwise so long as they are displayed no higher than 10 ft above the sidewalk and face the street. All signs must comply with Title 14 Signs.~~

~~7. Stand-Alone Multifamily Residential Development~~

~~Stand-alone multifamily residential development shall comply with Subsection 19.505.3 Multifamily Housing. In addition, the ground floor of stand-alone multifamily buildings shall be constructed to meet building code standards for a retail use. This will facilitate efficient conversion of the ground-floor space from residential to retail in the future.~~

~~F. Design Standards for All New Construction and Major Exterior Alterations~~

~~In addition to the standards in the base M-TSA Zone, both manufacturing and nonmanufacturing uses shall comply with the standards below. Exterior maintenance and repair, and minor exterior alterations, are not subject to these standards. Stand-alone multifamily buildings are not subject to these standards. Subsection 19.406.5.G below defines exterior maintenance and repair and major/minor exterior alterations.~~

~~1. Ground-Floor Windows and Doors~~

~~Long expanses of blank walls facing the street or other public area have negative impacts on the streetscape and the pedestrian environment. To minimize these effects, the standards of this section are intended to enhance street safety and provide a comfortable walking environment by providing ground-level features of interest to pedestrians. All exterior walls facing the street or sidewalk must meet the following standards:~~

~~a. 50% of the ground-floor street wall area must consist of openings; i.e., windows or glazed doors. The ground-floor street wall area is defined as the area up to the finished ceiling height of the space fronting the street or 15 ft above finished grade,~~



whichever is less. See Figure 19.406.5.F.1.a. Window coverage is defined as the total ground-floor window area divided by the total ground-floor street wall area.

**Figure 19.406.5.F.1.a  
Ground-Floor Windows and Doors**



- b. Ground floor windows shall be distributed along the wall area such that there are no lengths of windowless wall greater than 20 ft.
- c. Clear glazing is required for ground-floor windows. Nontransparent, reflective, or opaque glazing are not permitted.
- d. Ground-floor windows shall allow views into storefronts, working areas, or lobbies. No more than 50% of the window area may be covered by interior furnishings including but not limited to curtains, shades, signs, or shelves. Signs are limited to a maximum coverage of 20% of the window area.

2. Windows

The following standards are applicable to building windows facing streets, courtyards, and/or public squares.

- a. Windows shall be “punched” openings recessed a minimum of 2 in from the wall surface.
- b. Window height shall be equal to or greater than window width.
- c. The following windows are prohibited:
  - (1) Reflective, tinted, or opaque glazing.
  - (2) Simulated divisions (internal or applied synthetic materials).
  - (3) Exposed, unpainted metal frame windows.

3. Building Orientation

All buildings shall have at least one primary building entrance (e.g., dwelling entrance, customer entrance, tenant entrance, lobby entrance, or breezeway/courtyard entrance) facing an adjoining street (i.e., within 45 degrees of the street property line). If the

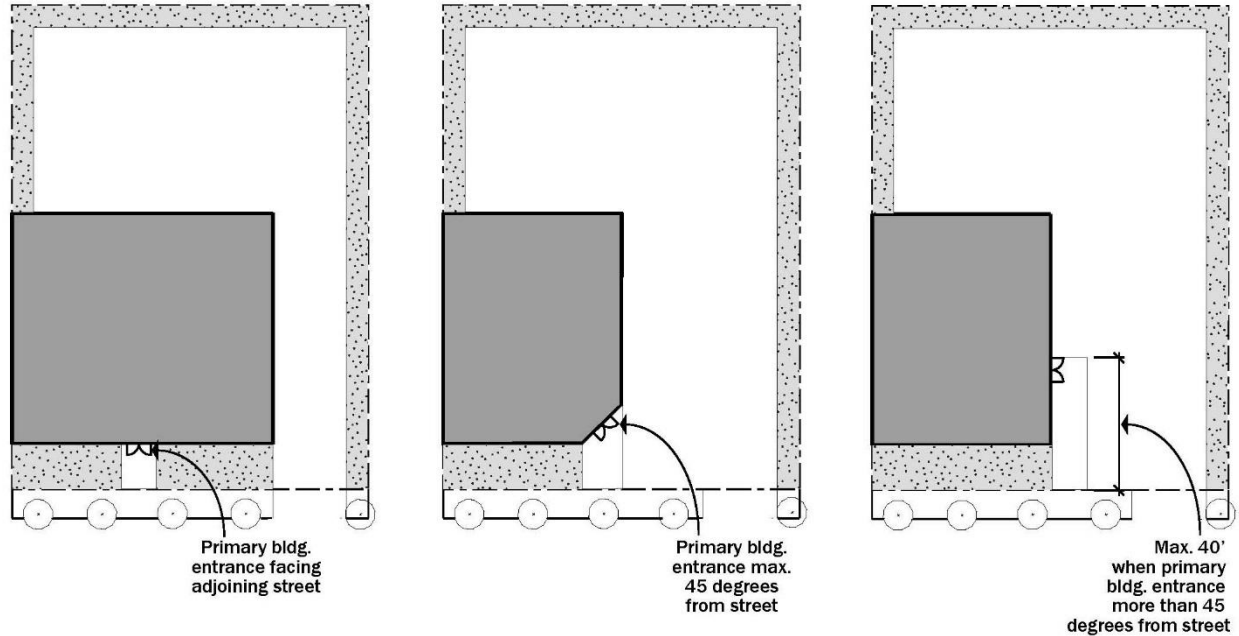
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~~building entrance is turned more than 45 degrees from the street (e.g., front door is on a side wall), the primary entrance shall not be more than 40 ft from a street sidewalk,~~

except to provide pedestrian amenities. In all cases, a walkway shall connect the primary entrance to the sidewalk. See Figure 19.406.5.F.3 for illustration.

**Figure 19.406.5.F.3  
Building Entrances**



**4. Weather Protection**

All building entrances shall include an awning, canopy, recess, or some other form of shelter to provide weather protection and shade for users.

**5. Design Standards for Walls**

The following standards are applicable to the exterior walls of buildings facing streets, courtyards, and/or public squares.

- a. Exterior wall-mounted mechanical equipment is prohibited.
- b. The following wall materials are prohibited at the street level of the building.
  - (1) EIFS or other synthetic stucco panels.
  - (2) Splitface or other masonry block.
  - (3) Plywood paneling.
  - (4) Brick with dimensions larger than 4 x 8 x 2 in.
  - (5) Vinyl or metal cladding.
  - (6) Composite wood fiberboard or composite cement-based siding.

**6. Design Standards for Roofs**

The following standards are applicable to building roofs.

- a. Flat roofs shall include a cornice with no less than 6 in depth (relief) and a height of no less than 12 in.

~~b.— Mansard or decorative roofs on buildings less than 3 stories are prohibited.~~

### ~~G.— Definitions for Applicability of Design Standards~~

- ~~1.— Exterior maintenance and repair includes refurbishing, painting, and weatherproofing of deteriorated materials, as well as in-kind restoration or replacement of damaged materials. Exterior maintenance and repair does not include replacement of materials due to obsolescence or when associated with minor or major exterior renovation, as defined below. Exterior maintenance and repair does not include the placement of signs.~~
- ~~2.— Minor exterior alterations include the exterior alterations of any portion of a structure that do not fall within the definitions of “exterior maintenance and repair” or “major exterior alterations.” Minor exterior alterations include, but are not limited to, the application or installation of finish building treatments, including windows and other glazing, doors, lintels, copings, vertical and horizontal projections (including awnings), and exterior sheathing and wall materials. Minor exterior alteration does not include the placement of signs.~~
- ~~3.— Additions not exceeding 250 sq ft may be considered minor exterior alterations only when the additional floor area is designed and used for utility, HVAC, other mechanical~~

equipment, ADA upgrades, or egress required by applicable fire safety or building codes.

4. Major exterior alterations include any of the following:
  - a. Alterations that do not fall within the definitions of “exterior maintenance and repair” or “minor exterior alterations.”
  - b. Demolition or replacement of more than 25% of the surface area of any exterior wall or roof.
  - c. Floor area additions that exceed 250 sq ft or do not meet the limited purposes as defined under the minor exterior alteration (ADA upgrades, etc.).
5. The design standards in Subsection 19.406.5.F above are applicable to major exterior alterations as follows:
  - a. Major exterior alterations involving a wall(s) shall comply with the design standards for walls and the design standards for windows for that wall(s).
  - b. Major exterior alterations involving a roof shall comply with the design standards for roofs.

#### **19.406.6 Subarea 2: West of McLoughlin**

##### **A. Subarea Boundary**

Subarea 2 is located north of Ochoco St, surrounding the Springwater Corridor west of McLoughlin Blvd, as shown on the Zoning Map.

##### **B. Subarea Characteristics**

This subarea is intended to develop with a mix of employment and residential uses, including live/work units that can be compatible with surrounding manufacturing uses.

##### **C. Permitted Uses**

Permitted uses in Subarea 2 are the same as those permitted in the base M-TSA Zone, with the following exceptions:

1. Professional service and office uses are permitted in a stand-alone building with no size limitations (they do not need to be accessory to a manufacturing use).
2. Multifamily residential is permitted outright in a stand-alone building or in stories above a ground-floor commercial or office use.
3. Rowhouse development is permitted and can include live/work style units with groundfloor work space or commercial space.

##### **D. Limited and Prohibited Uses**

The following uses are not allowed or are allowed with limitations.

1. Retail uses are permitted in a stand-alone building (they do not need to be accessory to a manufacturing use). Retail uses shall not exceed 20,000 sq ft per building or development project.
2. Warehousing and storage uses, as defined in Subsection 19.312.2.D, are allowed only as accessory or secondary uses to a permitted use. Stand-alone warehouse and storage uses are prohibited.

- ~~3. Only those manufacturing uses that comply with the off-site impact standards in Subsection 19.406.3.B are allowed.~~

~~E. Conditional Use~~

~~A retail use of up to 30,000 sq ft may be permitted subject to conditional use approval, per Section 19.905.~~

~~F. Development and Design Standards~~

~~In addition to the standards in the base M-TSA Zone, the development and design standards for Subarea 1 in Subsections 19.406.5.E-G also apply to Subarea 2, with the following addition: Rowhouse development in Subarea 2 shall comply with Subsection 19.505.5 Rowhouses.~~

### ~~19.406.7 Subarea 3: Mixed Employment~~

~~A. Subarea Boundary~~

~~Subarea 3 is located between Beta St and Springwater Corridor, east of McLoughlin Blvd, as shown on the Zoning Map.~~

~~B. Subarea Characteristics~~

~~Subarea 3 is intended to develop as a relatively intense mixed employment district including office, light manufacturing, research and development, and other general employment uses, along with supporting retail/commercial uses. Subarea 3 is also appropriate for larger-scale civic or institutional uses.~~

~~C. Permitted Uses~~

~~Permitted uses in Subarea 3 are the same as those permitted in the base M-TSA Zone, with the following exceptions:~~

- ~~1. Professional service uses are permitted in a stand-alone building with no size limitations (they do not need to be accessory to a manufacturing use).~~
- ~~2. Multifamily residential is permitted outright in a stand-alone building or in stories above a ground-floor commercial or office use. Deed restrictions will apply to multifamily development in order to reduce potential conflicts between residential uses and surrounding manufacturing uses.~~

~~D. Limited and Prohibited Uses~~

~~The following uses are not allowed or are allowed with limitations.~~

- ~~1. Retail uses are permitted in a stand-alone building (they do not need to be accessory to a manufacturing use). Retail uses shall not exceed 20,000 sq ft per building or development project. Development standards for manufacturing uses will be the~~

~~standards of the base zone plus additional standards similar to those in the Business Industrial Zone Subsection 19.310.6.~~

- ~~2. Warehousing and storage uses, as defined in Subsection 19.312.2.D, are allowed only as accessory or secondary uses to a permitted use. Stand-alone warehouse and storage uses are prohibited.~~
- ~~3. Only those manufacturing uses that comply with the off-site impact standards in Subsection 19.406.3.B are allowed.~~

~~E. Conditional Uses~~

- ~~1. Recreation and entertainment uses are allowed in Subarea 3 subject to conditional use approval, per Section 19.905. In permitting this use, the Planning Commission shall evaluate the following approval criteria:
  - ~~a. The recreation and entertainment use is not inconsistent with the land use and urban design recommendations for Subarea 3 as described in the Tacoma Station Area Plan.~~
  - ~~b. The recreation and entertainment use would establish a facility that is of benefit to the Milwaukie community and that is unique enough to attract visitors and users from elsewhere in the region.~~
  - ~~c. The layout of the site and its structures feature high-quality design and materials. The site shall be designed in a manner that encourages transit use through location of building entrances, building orientation, and connections to public rights-of-way that connect to the Tacoma Light Rail Station.~~~~
- ~~2. A retail use of up to 30,000 sq ft may be permitted subject to conditional use approval, per Section 19.905.~~

~~F. Development and Design Standards~~

~~In addition to the standards in the base M-TSA Zone, the development and design standards for Subarea 1 in Subsections 19.406.5.E-G also apply to Subarea 3, with the following addition: All development with frontage along Main St shall have a 10-ft front setback.~~

**19.406.8 Subarea 4: Manufacturing**

~~A. Subarea Boundary~~

~~Subarea 4 is located south of Beta St and north of Highway 224, as shown on the Zoning Map.~~

~~B. Subarea Characteristics~~

~~This subarea is intended to continue to develop as a manufacturing district with some flexibility for nonmanufacturing uses to occur at higher levels than would be allowed in the base M-TSA Zone.~~

~~C. Permitted Uses~~

~~Permitted uses in Subarea 4 are the same as those permitted in the base M-TSA Zone, with the following exceptions: Retail commercial and professional service uses may be~~

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~~permitted in a stand-alone building (they do not need to be accessory to a manufacturing use). The size limitations of the base M-TSA Zone Subsections 19.312.6.C.1-2 still apply.~~

### ~~D. Limited and Prohibited Uses~~

~~The following uses are not allowed or are allowed with limitations: Warehousing and storage uses, as defined in Subsection 19.312.2.D, are allowed only as accessory or secondary uses to a permitted use. Stand-alone warehouse and storage uses are prohibited.~~

### ~~E. Parking Requirements~~

~~In Subarea 4, the following parking requirements apply and supersede any conflicting requirements found in Table 19.605.1 or other sections of the code.~~

#### ~~1. General Office Uses~~

- ~~a. Minimum number of parking spaces: 2 per 1,000 sq ft of gross floor area~~
- ~~b. Maximum number of parking spaces: 4.1 per 1,000 sq ft of gross floor area~~

#### ~~2. Retail Commercial Uses~~

- ~~a. Minimum number of parking spaces: 2 per 1,000 sq ft of gross floor area~~
- ~~b. Maximum number of parking spaces: 6.2 per 1,000 sq ft of gross floor area~~

#### ~~3. Manufacturing Uses~~

- ~~a. Minimum number of parking spaces: 1 per 1,000 sq ft of gross floor area~~
- ~~b. Maximum number of parking spaces: none~~

#### ~~4. The minimum and maximum parking requirements in Subsection 19.406.8.E may be modified consistent with Section 19.605.2 Quantity Modifications and Required Parking Determinations.~~

### ~~F. Development and Design Standards~~

~~In addition to the development standards in the base M-TSA Zone, the design standards in Subsections 19.406.5.F-G also apply to developments that have frontage on Main St in Subarea 4, with the following exceptions:~~

- ~~1. All development with frontage along Main St shall have a 10-ft front setback.~~
- ~~2. The ground-floor window coverage requirement in Subsection 19.406.5.F.1.a is reduced to 30% in this subarea.~~