**Additional Permitted Commercial Uses in Industrial Areas:**

**Information Sheet**

Effective April 24, 2014, Tualatin allows **additional small-scale mixed uses** and food and flower vendors in the Light Manufacturing ([ML](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-60-light-manufacturing-planning-district-ml)), General Manufacturing ([MG](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-61-general-manufacturing-planning-district-mg)), and Manufacturing Park ([MP](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-62-manufacturing-park-planning-district-mp)) Planning Districts. Tualatin Development Code (TDC) [Map 9-1](http://www.tualatinoregon.gov/planning/zoning-planning-districts) illustrates industrial districts. Key points are:

* **No special permit is required**, and the uses are allowed regardless of property size
* The **development site** where the uses are located **must be used substantially for industry**
* **Size limitations (land use percentages)** and **minimum** **setbacks apply**; see **checklist** on reverse for details
* **Uses may be located in a single-use building** **or** combined in a **multi-use building** with other permitted uses if the size limitations are met
* TDC Chapters 34, 60, 61, 62, and 69 establish use standards

**What are Additional Small-Scale Mixed Uses?**

**Office**

* Business and commercial
* General, excluding government
* Real estate

**Retail**

* Food or convenience store
* Restaurant or deli, with or without drive-thru or drive-up facilities

**Service**

* Banking branches and kiosks
* Correspondence, trade, and vocational schools, excluding high schools
* Dry cleaning
* Health or fitness facilities (gyms)
* Job training and related services
* Mailing operations
* Medical and healing arts offices
* Reproduction and photocopying

**Mobile food and flower vendors**,pursuant to TDC [34.013](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-34-special-regulations#34.013)

**Other uses of similar character** found by the Community Development Director to meet the purpose of the underlying planning district, pursuant to TDC [31.070](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-31-general-provisions#31.070)

**See reverse for Developer / Landowner / Tenant Checklist.**

**Site Address and/or Tax Lot(s):**

**Site Square Footages**

|  |  |  |  |
| --- | --- | --- | --- |
| *Use Category* | *Gross* *Floor Area**(Sq Ft)* | *Percentage* | *Note, If Any* |
| Industrial |       |       |       |
| Office |       |       |       |
| Retail |       |       |       |
| Service |       |       |       |
| Total |       | 100.00% |       |

**Size Limitations (Land Use Percentages)**

Check each box below for which the answer is yes.

[ ]  Office uses do not exceed 25% of the total gross floor area provided above.

[Note: Office space part of and ancillary to a tenant’s industrial use(s) is considered industrial.]

[ ]  Retail and service uses per individual retail or service use do not exceed 5,000 sq ft.

[ ]  Combined square footage of all retail and services uses does not exceed 20,000 sq ft.

**Minimum Special Setback**

Is the site next to SW Tualatin-Sherwood Road or a residential planning district?



If yes, the uses must be set back at least 80 ft per TDC [60.038](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-60-light-manufacturing-planning-district-ml#60.038)(2), and indicate the retail and service uses setback(s) in numerical feet:

SW Tualatin-Sherwood Road:       Residential planning district(s):

**Vehicle Access Management**

Check each box below for which the answer is yes.

[ ]  The user referred to TDC [Chapter 75](http://www.tualatinoregon.gov/developmentcode/tdc-chapter-75-access-management) and the underlying planning district to confirm that all uses comply with the access management (i.e. apron / driveway / curb cut) standards.

[ ]  Retail and service uses located in a stand-alone building do not have direct driveway access to any arterial or collector street (so designated by TDC [Figure 11-1](http://www.tualatinoregon.gov/sites/default/files/fileattachments/legal/developmentcode/12819/tdc_figure_11-1_tualatin_functional_classification_plan_tsp_update.pdf)).

**Site Representative Contact Info & Notes:**

Please contact the Planning Division if unsure whether a property qualifies for additional commercial uses or to understand if the new regulations permit a specific commercial use. You may direct questions to

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