**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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