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), General Manufacturing (MG), and Manufacturing Park (MP) Planning Districts. Tualatin Development Code (TDC) Map 9-1 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

**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

See reverse for Developer / Landowner / Tenant Checklist.
Additional Permitted Commercial Uses in Industrial Areas:
Developer / Landowner / Tenant Checklist

Site Address and/or Tax Lot(s):

Site Square Footages

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Gross Floor Area (Sq Ft)</th>
<th>Percentage</th>
<th>Note, If Any</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
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<tr>
<td>Office</td>
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<td>Retail</td>
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<td>Service</td>
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<tr>
<td>Total</td>
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</tbody>
</table>

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?

☐ No  ☐ Yes

If yes, the uses must be set back at least 80 ft per TDC 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 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).

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 Cindy L. Hahn, AICP, Associate Planner, 503-691-3029, chahn@ci.tualatin.or.us. [Rev. 4/30/2014 PTA-14-01]