



City of Tualatin

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PLANNING DIVISION

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

<i>Use Category</i>	<i>Gross Floor Area (Sq Ft)</i>	<i>Percentage</i>	<i>Note, If Any</i>
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?

☐ 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]