

Vicinity Plan



SITE/ZONING ANALYSIS

Property Location: 18155 SW Teton Ave
Tualatin, OR 97602
Tax Lots: 2S123BB00701
Gross Site Area: 1.87 Acres
Frontage Road: SW Teton Ave
Zoning: Light Manufacturing (ML)

Description of Proposed Use: Service provided to AAA Members to check car battery condition and replace car battery if needed.

Conditional Use Permit Required per TDC 60.200 Table 60-2 Use Categories in the MG Zone.

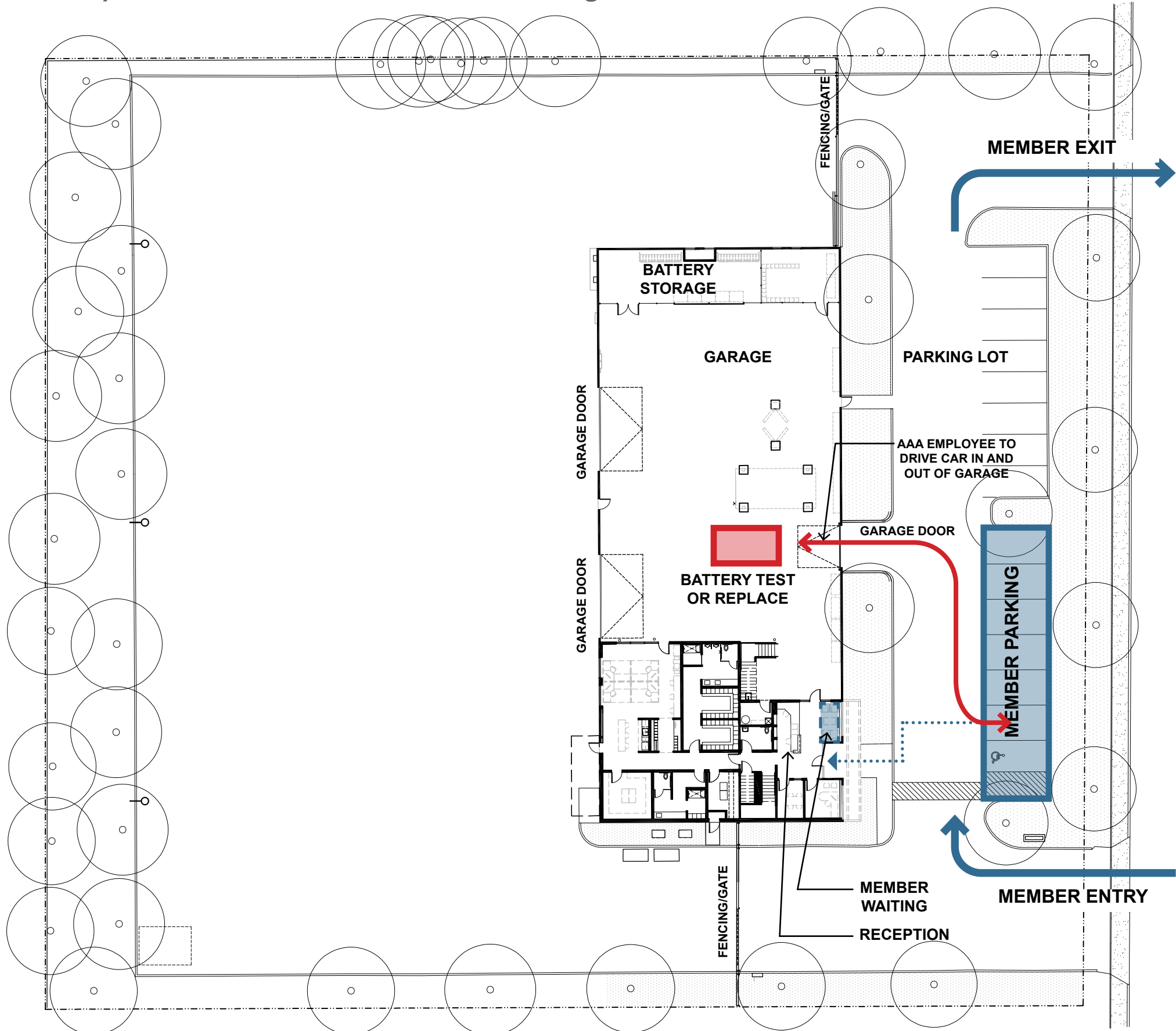
Use Type: Vehicle Repair C(L)



Existing Exterior Condition - No changes to the building or new construction is proposed



Battery Service - Vehicle and Pedestrian Circulation Diagram



LEGEND

VEHICLE CIRCULATION (Member Driven) 

VEHICLE CIRCULATION (AAA Employee Driven) 

PEDESTRIAN CIRCULATION 

TDC 60.210 - Additional Limitations on Uses

(3) Size Limitation on Commercial Uses. Commercial uses permitted outright or as a Conditional Use as the primary use of a site, as specified in Table 60-1, are subject to the following size limitations.

(a) Employment Areas or Corridors. Commercial uses on land designated as an Employment Area (EA) or Corridor (CO) Design Type on Comprehensive Plan Map 10-4 must not exceed 60,000 square feet of gross floor area per building or business.

[Not Applicable]

(b) Industrial Areas. Commercial uses on land designated as an Industrial Area Design Type on Map 9-4 must not exceed 5,000 square feet for any individual use or a total of 20,000 square feet of all commercial uses on the site. Commercial uses permitted in the Limited Commercial Setback are exempt from this requirement.

[Criteria Met]

SW TETON AVENUE

