

New Uses in Blocks 28 and 29 (Southwest of Downtown)

Where are Blocks 28 and 29?

Urban Renewal Blocks 28 and 29 include 20+ properties located south of Old SW Tualatin-Sherwood Road and north and west of the railroad tracks in the southwest park of downtown Tualatin. View the [map](#).

What is the zoning for this area?

The underlying zoning is Light Manufacturing ([ML](#))

What new uses are allowed?

As of July 22, 2015, the following office, retail, service and other commercial uses are allowed in Blocks 28 and 29.

- Office Uses:
 - Business or professional office
 - Medical-dental clinic
 - Real estate office
 - Veterinarian's office or animal hospital

- Retail Uses:
 - Antique shop or secondhand store
 - Appliance store (incidental repairs only)
 - Automobile accessory sales and auto parts retailing and wholesaling
 - Bicycle sales, service or repair
 - Boat, boat motor and boat trailer sales (does not include maintenance, service or repair), provided the boats do not exceed 18 feet in length, the boat motors do not exceed 40 horsepower, and the boat trailers are single axle.
 - Book store
 - Building and home improvement materials and supplies retail sales, including garden tractors not exceeding 25 horsepower.
 - Business machines sales, service or repair
 - Clothing store
 - Feed and seed store
 - Florist
 - Furniture store (non-warehouse type)
 - Hardware store
 - Jewelry store
 - Motorcycle sales and service
 - Pet shop
 - Plant shop
 - Record or music shop
 - Recreational water, snow, and land vehicles sales and service
 - Scientific or professional instrument sales or repair
 - Sporting goods store

- Stationery store
- Service Uses:
 - Automobile glass shop; auto leasing office with no more than five autos stored on site; auto service shop, including but not limited to, service for air conditioners, electrical, brakes, washing, mufflers, oil or lubrication, sound, transmissions, tune-up, and upholstery; and auto tire shop
 - Automobile towing company office and dispatch office (no outdoor storage of towed vehicles)
 - Barber or beauty shop
 - Blueprinting, photostating, printing, lithographing, or other reproduction process
 - Business college
 - Dental laboratory
 - Eating and Drinking Establishment, including drive-in restaurants, take-out restaurants, catering establishments, taverns, and cocktail lounges, subject to provisions [\(see TDC 60.030\(\(1\)\(c\)\(vii\)\)](#)
 - Frozen food locker
 - Health or fitness facility
 - Laundry or drycleaning establishment
 - Locksmith or gunsmith
 - Magazine or newspaper distribution agency
 - Memorial planning and products center
 - Nursery or greenhouse (allowed outdoors)
 - Optical lens grinder
 - Photo processing
 - Publishing house
 - Radio or television service
 - Rental of various small equipment, tools, and devices
 - Shoe repair shop
 - Studio, including music, art, dancing, photography or health
 - Taxidermy shop
 - Telephone or telegraph exchange
 - Testing laboratory
 - Watch and clock repair
- Other Uses:
 - Assembly, packaging, and treatment of beer and other alcohol products, with or without a tasting or tap room
 - Other uses of similar character, when found by the Planning Director to meet the purpose of this district, as provided by [TDC 31.070](#)

Are there any limitations on size of uses?

Take-out restaurants must be smaller than 1,500 square feet and seat no more than 50 people.

All uses or combination of allowed uses cannot exceed 60,000 square foot per tax lot.

Are there any limitations on outdoor storage of merchandise or equipment?

All uses must be conducted wholly within an enclosed building with three exceptions:

- Building and home improvement materials and supplies retail sales stores that have a gross floor exceeding 50,000 square feet may have an outdoor storage, display, and sales area subject to provisions (see TDC 60.030(2)(a)).
- Eating and Drinking Establishment, including drive-in restaurants, take-out restaurants, catering establishments, taverns, and cocktail lounges may have outdoor seating.
- Retail sales of boats, motors, and trailers may have an outdoor storage, display, and sales area subject to provisions ([see TDC 60.030\(2\)\(c\)](#)).

What conditional uses are allowed in Blocks 28 and 29?

Conditionally allowed uses are those in the Light Manufacturing (ML) planning district (see TDC 60.040-041)

Do I have to apply for a special permit to have the new uses in Blocks 28 and 29?

No special permit or additional review is required to have the new uses in Blocks 28 and 29.

Who do I contact if I have questions?

Please contact the Planning Division at 503-691-3026 if you have questions about the new uses and staff will assist you.

The code language and Ordinance can be found here: [TDC 60.030](#) and [Ordinance 1380-15](#).

Web Links

[Ordinance No. 1380-15](#)

[TDC Chapter 60](#)

[City Council Meeting June 8, 2015](#) – Public Hearing and Approval

[City Council Meeting June 22, 2015](#) – Ordinance No. 1380-15 Adoption