

ORDINANCE NO. 4136

EXISTING INDUSTRIAL AREAS

An Ordinance enacting certain development conditions on property within the McMinnville city limits hereinafter described; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. The City of McMinnville has determined, during the process of developing the McMinnville Comprehensive Plan, that the development of certain industrially designated properties, described herein will impact surrounding land uses which are or will be developed in residential uses. The City finds that development of these properties can be compatible with surrounding uses if certain conditions are met and certain policies are adhered to. In order to allow for the proper review of development, a planned development overlay shall be placed on these areas.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over areas identified by map in Exhibit "A." The policies and procedures set by this ordinance shall be applied to all land use decision under the jurisdiction of the City of McMinnville.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Site Approval Required. No building permit shall be issued for new construction, or major remodeling which substantially alters the site or exterior appearance of a building, until the required documentation has been reviewed and approved by the Planning Director or Planning Commission as herein provided. This requirements does not apply to any modification which does not change the use, or intensity of operation, or increase floor area; nor to ordinance repair and maintenance of a building site. All development requires shall be processed under the procedures established in Chapter 17.51 of Ordinance No. 3380.

Section 5. Conditions for Approval. The following conditions for approval may be placed on developments governed by this ordinance.

- (a) The City may require that the site be visually screened from neighboring residential areas through earthen berms, landscaping and/or other screening materials. This screening may fulfill portions of the required landscaping for the development.
- (b) The City may limit or prohibit access to the site from streets running through residential neighborhoods.

- (c) Outside storage abutting or facing a residential zone shall be enclosed by a sight-obscuring fence. The fence shall obstruct the storage from view on the sides of the property abutting or facing a residential zone. The fence shall be of such material and design as will not detract from adjacent residences, shall be free of advertising, and shall be constructed according to plans submitted by the owner or his authorized agent and approved by the Planning Director. Outside storage in a required yard shall not exceed seven feet in height.
- (d) All outside lighting shall be directed away from residential zones.
- (e) All manufacturing must take place within enclosed buildings.
- (f) The City shall examine the potential noise generation of proposed developments and the potential impact of the noise on nearby residential areas. Landscaping, earthen berms, desirable building design and siting, limitations on work locations, and/or other methods may be required to lessen noise. DEQ noise standards will be used by the City as guidelines.
- (g) The City will examine potential air and water pollution impacts of developments and may place restrictions beyond state DEQ standards where deemed necessary.
- (h) Nothing in these conditions may be so construed as to limit any allowed use within the underlying zoning classification as long as the requirements of the ordinance are met.

Section 6. Amendments. Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

This ordinance passed by the City Council on April 7, 1981.

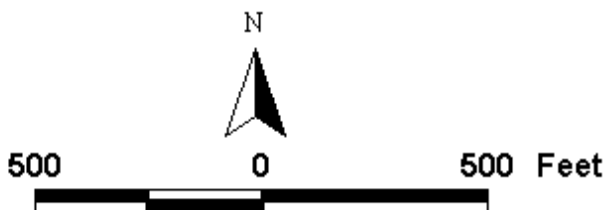


EXHIBIT A
Existing Industrial Area
Planned Development Overlay
Ordinance No. 4136