

April 5, 2016

To: Yachats Planning Commission

From: Larry Lewis, City Planner

Re: Industrial Uses

At the March work session, the Planning Commission discussed the need for a definition of industrial use. The purpose for this is to help expand commercial activity and retail sales. There is an ongoing trend for entrepreneurs and retailers to manufacture, fabricate and assemble goods in the location that retail sales are occurring. One suggestion was to establish a maximum percentage of the business that could be used to produce products while maintaining the retail commercial use. For example, a restaurant could produce a sauce to bottle and sell in small quantities. Another example is a brew pub where the manufacturing of beer is conducted on the site where the retail sales and/or restaurant is located. Another example is the manufacturer of craft items that are sold in the retail store.

Waldport is currently addressing this issue. Currently, goods offered for retail sales in the C-1 zone are not allowed to be produced, manufactured, fabricated or assembled on the site. A proposed amendment to the C-1 zone has been drafted. The proposed amendment would allow manufacturing, fabricating, assembling, and storage as long as it does not exceed 50% of the total floor area of the building and provided it occurs within an enclosed building. This would be a new Use Permitted Outright in the C-1 zone and is proposed to read as follows:

The manufacture, fabrication and/or assembly of those goods offered for sale on the premises that are permitted for sale in the C-1 zone, provided all manufacturing, fabricating, assembling, and storage not exceed 50% of the total floor area of the establishment and provided further that it shall occur within an enclosed building.

This is one option that can be discussed, along with other options, at the April 19th work session.