

January 2, 2018

To: Yachats Planning Commission

From: Larry Lewis, City Planner

Re: Light Industrial Amendment

At the November 28, 2017 Planning Commission work session, the Commission discussed 1) adding a definition of "light industry", 2) adding "light industry" as a conditional use in the C-1 Retail Commercial Zone, and 3) adding parking space requirements for light industry, and 4) adding "light industry" standards in Section 9.72 Conditional Uses. This memorandum provides draft language for discussion at the January 16, 2018 Planning Commission work session.

Chapter 9.04 – General Provisions and Definitions

Section 9.04.030 Definitions

As uses in this title:

"Light industry" means a business that manufactures, fabricates, or assembles goods and that occupies less than 6,000 square feet.

(Note: The Planning Commission discussed the potential need to define what makes an industry "light".)

Chapter 9.28 – C-1 Retail Commercial Zone

Section 9.28.020 Conditional uses.

In a C-1 zone the following uses and their accessory uses may be permitted subject to the provisions of Chapters 9.44, 9.48, 9.52 and 9.72 where applicable:

T. Light industry

Chapter 9.48 – Off-Street Parking and Loading

Section 9.48.010 General requirements.

O. Off-street parking space requirements:

15. Light industry: one space for each 600 hundred (600) square feet of total floor area.

Chapter 9.72 – Conditional Uses

Section 9.72.050 Standards and procedures governing conditional uses.

F. Standards for Light Industry.

1. Manufacturing, fabricating, or assembling shall occur within an enclosed building.
2. Goods manufactured, fabricated, or assembled shall be offered for retail sale on the premises.
3. The light industrial use shall occupy a maximum 50% of the building.

Or.....

Dedicated retail and/or restaurant, bar or tavern uses shall occupy a minimum ____% of the building.

4. Outdoor storage abutting or facing a street or highway or a lot shall be screened with a sight-obscuring fence or a buffer strip of vegetation.
5. Parking and loading area shall be located on the side or rear of the building.