

March 6, 2018

To: Yachats Planning Commission

From: Larry Lewis, City Planner

Re: Light Industrial Amendment

At the January 16, 2018 Planning Commission work session, the Commission reached consensus on draft amendment language regarding light industrial uses. The City Attorney reviewed and commented on the draft. The following language will be considered at public hearings with the Planning Commission and City Council.

Chapter 9.04 – General Provisions and Definitions

Section 9.04.030 Definitions

As uses in this title:

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

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 industrial

Chapter 9.48 – Off-Street Parking and Loading

Section 9.48.010 General requirements.

L. Off-street parking space requirements:

14. Light industrial: one space for each six hundred (600) square feet of total floor area.

Chapter 9.72 – Conditional Uses

Section 9.72.050 Standards and procedures governing conditional uses.

G. Standards for Light industrial.

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 with dedicated retail space occupying a minimum 20% of the building.
3. Outdoor storage shall be on the side or rear of the building, and shall be screened with a sight-obscuring fence, hedge or wall.
4. Employee parking and loading area shall be located on the side or rear of the building.