

**Table 12.25.420-1:  
Housing Types Permitted in the SCBP Zone**

<b>Housing Type</b>	<b>Status</b>	<b>Clarifications</b>
Single detached dwelling	L/N	On-site dwelling for caretaker only; expansion of existing dwellings subject to Subchapter 12.30; all other uses Not Permitted
Duplex	N	
Triplex	N	
Quadplex	N	
Townhouse	N	
Cottage Cluster	N	
Multiple-dwelling structure	N	
Manufactured dwelling	N	
Manufactured dwelling project	N	
Live-work dwelling	N	

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted  
(Ord. 6401 § 1, 2022)

## § 12.25.430. Uses.

Table 12.25.430-1 lists uses permitted, conditionally permitted, limited or not permitted in the SCBP zone.

**Table 12.25.430-1:  
Use Categories in the SCBP Zone**

<b>Use</b>	<b>Status</b>	<b>Clarifications</b>
<b>Residential Use Categories</b>		
Household Living	L/N	See Housing Types Table 12.25.420-1.
Group Living	N	
Residential Service	L	Subject to limitations in Section <b>12.25.450</b> .
Residential Business	N	
<b>Commercial Use Categories</b>		
Commercial Lodging	C	Permitted with Conditional Use approval. Bed and breakfast inns subject to additional standards in Section <b>12.40.130</b> .
Commercial Recreation	P/N	Indoor facilities permitted; outdoor facilities not permitted.
Commercial Parking	N	
Durable Goods Sales	N	
Eating and Drinking Establishments	L	Subject to limitations in Section <b>12.25.450</b> .
Educational Services	C/N	Trade and technical schools permitted with Conditional Use approval. All other uses not permitted.

**Table 12.25.430-1:  
Use Categories in the SCBP Zone**

<b>Use</b>	<b>Status</b>	<b>Clarifications</b>
Office	P	Psilocybin facilities permitted, subject to additional standards in Section <b>12.40.215</b> .
Retail Products and Services	L/C/N	Subject to limitations in Section <b>12.25.450</b> . Day care facilities subject to additional standards in Section <b>12.40.150</b> . Minor assembly facilities subject to additional standards in Section <b>12.40.210</b> . Retail sales of marijuana not permitted.
Self-Service Storage	L	Permitted farther than 2,600 feet from an LRT station.
Vehicle Service and Repair	N	
<b>Industrial Use Categories</b>		
Industrial Service	L	Marijuana testing laboratories permitted, subject to additional standards in Section <b>12.40.194</b> . Subject to limitations in Section <b>12.25.450</b> .
Manufacturing and Production	L	Subject to limitations in Section <b>12.25.450</b> . Marijuana processing permitted, subject to additional standards in Section <b>12.40.194</b> .
Solid Waste Treatment and Recycling	N	
Vehicle Storage	N	
Warehouse and Freight Movement	L	Permitted farther than 2,600 feet from an LRT station.
Wholesale Sales	L	Marijuana wholesale sales permitted, subject to additional standards in Section <b>12.40.194</b> . Subject to limitations in Section <b>12.25.450</b> .
<b>Institutional Use Categories</b>		
Colleges and Universities	C	Permitted with Conditional Use approval and subject to additional standards in Section <b>12.40.210</b> .
Community Services	C	Permitted with Conditional Use approval.
Detention Facilities	N	
Hospitals	N	
Major Assembly Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section <b>12.40.210</b> .
Schools	N	
<b>Infrastructure and Utilities Use Categories</b>		
Aviation Uses	C/N	Helicopter landing pads permitted with Conditional Use approval. All other uses not permitted.
Parks and Open Space	C	Permitted with Conditional Use approval. Cemeteries subject to additional standards in Section <b>12.40.140</b> .

**Table 12.25.430-1:  
Use Categories in the SCBP Zone**

<b>Use</b>	<b>Status</b>	<b>Clarifications</b>
Public Safety Facilities	P	
Surface Alternative Transportation Facilities	P/C	Transit facilities and transit vehicle storage and maintenance facilities permitted. Park-and-ride facilities permitted with Conditional Use approval.
Telecommunications Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section <b>12.40.240</b> .
Utility Facilities	L	Subject to additional standards in Section <b>12.40.260</b> .

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted

(Ord. 6149 § 1, 2015; Ord. 6160 § 1, 2016; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6393 § 1, 2021; Ord. 6401 § 1, 2022; Ord. 6408 § 1, 2022; Ord. 6417 § 1, 2022)

## § 12.25.440. Accessory Uses and Structures Permitted by Right.

Accessory uses vary based on the use categories contained in Subchapter 12.10. Accessory uses are permitted in conjunction with the primary industrial use on the site and are subject to the same regulations as the primary use unless stated otherwise in the Code. Accessory structures as defined in Section **12.01.500** are permitted subject to the additional requirements in Section **12.40.104**.

(Ord. 6149 § 1, 2015; Ord. 6322 § 1, 2019; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022)

## § 12.25.450. Special Provisions Regarding Uses.

- A. Eating and Drinking Establishments and Retail Products and Service Uses. In the SCBP zone, commercial uses are limited in size and intensity to promote a local orientation and to limit adverse impacts on nearby residential areas. Eating and drinking establishments and retail products and service uses shall not exceed 6,000 sq. ft. per use. Multi-tenant commercial buildings in the SCBP zone are permitted with a footprint up to 20,000 sq. ft.
- B. Animal Service Facilities. Animal services facilities, with or without outdoor exercise areas and/or overnight boarding, are permitted with Conditional Use approval, and subject to additional standards in Section **12.40.120**.
- C. Industrial Use Limitations. Industrial service, manufacturing and production, and wholesale sales uses must be wholly contained within a building, with no unscreened outdoor storage of materials, products or vehicles, and shall not include external heavy industrial equipment such as upright tanks, stacks or exhaust pipes.
- D. Residential Service. Residential Service uses are permitted in the SCBP and SCI zones if in compliance with the following standards:
  - 1. The facility has received a Certificate of Need from the State of Oregon.
  - 2. The maximum size of the facility is 100 beds.

(Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022; Ord. 6408 § 1, 2022)

## § 12.25.460. Development Standards.