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EQUITY GROUP

Commercial
Just Listed

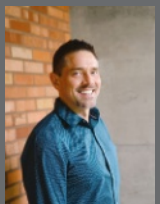
offered at
\$1,400,000

1480 NE Laurel Ave, Woodburn

Commercial General Zoning 1.89 ACRE PROPERTY!!!

This is an amazing opportunity to use the current facilities as is, or convert to one of the many commercial general zoning uses. The 6,479 square foot building is well laid out for an adult care home. There are currently 13 separate rooms and 2 kitchens, with easy modifications to current structure for more rooms. Or live in one wing and use the other wing for adult care. The OPPORTUNITY ZONE adds to possible benefits. Woodburn is a great central location.

- Commercial General Zoning
- 6479 Square Foot Building
- 13 Separate Rooms
- 2 Kitchens
- 1.89 Acres
- Current Use: Church/Meeting Hall
- In the Opportunity Zone



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MEMBER
GOLD NATION



2.03 Commercial Zones

- A. The City of Woodburn is divided into the following commercial zones:
1. The Downtown Development and Conservation (DDC) zone is the community’s retail core, providing for unique retail and convenient shopping
 2. The Commercial General (CG) zone is the community’s primary commercial area, providing for businesses requiring extensive land intensive outdoor storage and display of merchandise, equipment, or inventory.
 3. The Commercial Office (CO) zone is intended primarily for office type development, with limited retail activity.
 4. The Mixed Use Village (MUV) is intended to promote efficient use of land that promotes employment and housing through pedestrian-oriented development.
 5. The Neighborhood Nodal Commercial (NNC) zone is intended to meet the shopping needs of nearby residents in a compact commercial setting
- B. Approval Types (Table 2.03A)
1. Accessory Uses (A) are allowed outright, subject to the general standards of this Ordinance.
 2. Conditional Uses (CU) may be allowed, subject to the general development standards of this Ordinance and conditions of Conditional Use approval.
 3. Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.
 4. Special Permitted Uses (S) are allowed outright, subject to the general development standards and the special development standards of Section 2.07.
 5. Specific Conditional Uses (SCU) may be allowed, subject to the general development standards of this Ordinance, the specific standards of Section 2.08, and conditions of Conditional Use approval.

Uses Allowed in Commercial Zones										
Table 2.03A										
Use			Zone							
Accessory Uses (A)	Conditional Uses (CU)	Permitted Uses (P)	DDC	CG	CO	MUV	NNC			
Special Permitted Uses (S)	Specific Conditional Uses (SCU)									
A	Civic Uses									
1	Public administration, aquatic facilities, fire protection, government and public utility buildings and storage yards					P	P	P	P	P

**Uses Allowed in Commercial Zones
Table 2.03A**

Use		Zone				
		DDC	CG	CO	MUV	NNC
	Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)					
2	Public and private schools, house of worship, civic and social organizations	P	P	P	P	P
3	Rights-of-way, easements and improvements for streets, water, sanitary sewer, gas, oil, electric and communication lines, stormwater facilities and pump stations.	P	P	P	P	P
B	Commercial Retail and Services					
1	Ambulance service	CU ³	CU ³	CU	CU ³	
2	Automotive maintenance and gasoline stations, including repair services	CU	CU ³		P ⁶	
3	Bakeries, delicatessens, grocery and convenience stores	P ⁷	P		P	P
4	Bowling, skating, movie and performing arts theaters	P	P		P	
5	Building material and garden equipment	P ⁵	P ⁵		P ⁵	P ⁵
6	Business services	P	P	P	P	
7	Computer, commercial, electric motor, precision equipment, industrial and home goods repair.	P ⁴	P ¹	P ⁴	P ⁴	
8	Contractors: a. Flooring and roofing b. Equipment and machinery c. Glass and glazing d. Masonry, drywall, insulation and tile contractors e. Other types of contractors		P ⁴	P ⁴	P ⁶	
9	Craft industries: a. Apparel manufacturing b. Leather manufacturing, furniture and related product manufacturing, including cabinets c. Sporting goods manufacturing d. Doll, toy and game manufacturing	S	S	S	S	S
10	Delivery services	S	S	S	S	S
11	Dry cleaning, laundry and self-service laundry service	P ⁷	P		S	P
12	Fitness and recreational sports	P	P	P	P	P
13	Funeral home	P	P	P	P	P
14	Hospitals and ancillary uses		CU ³			
15	Hotels, motels and bed and breakfast inns	P	P	P	P	P
16	Office and office services and supplies	P	P	P	P	P

Uses Allowed in Commercial Zones
Table 2.03A

Use		Zone					
Accessory Uses (A)	Conditional Uses (CU)	Permitted Uses (P)	DDC	CG	CO	MUV	NNC
Special Permitted Uses (S)	Specific Conditional Uses (SCU)						
17	Other amusements, including ballrooms			P ¹			
18	Pawn, check cashing, payday loan and cash transfer	CU ⁷		P		P	
19	Printing, publishing, copying, bonding, finance, insurance, medical, data processing, social assistance, legal services, management, and corporate offices	P ⁷		P	P	P	P
20	Professional services	P		P		P	
21	Restaurants and drinking places	P ⁷		P	P	P	P
22	Retail trade offering goods and services directly to customers	P ⁷		P		P	P
23	Spectator sports			P ¹			
24	Taxidermist			CU ³			
25	Veterinary service			CU ³			
26	Wine and liquor	CU ⁷		P		P	
C	Industrial						
1	Charter bus, special needs transportation, transit system, school transportation, limousine service and taxi service			CU ³			
2	Heavy equipment and motor vehicle sales: a. Manufactured (mobile) home dealers b. Motor vehicle and parts dealers, including new car, used car, recreational vehicle, motorcycle, boat, parts and tire dealers c. Truck dealers, including new truck, used truck, parts and tire dealers d. Tractor, farm machinery and equipment dealers e. Farm, garden and landscaping supplies			CU ³			
3	Manufacturing of metal products, furniture and cabinets			P ⁴	P ⁶		
4	Motor freight transportation and warehousing, including local or long-distance trucking or transfer services, storage of farm products, furniture, other household goods, or commercial goods, and mini-storage			CU ¹			

Uses Allowed in Commercial Zones
Table 2.03A

Use		Zone				
		DDC	CG	CO	MUV	NNC
5	Motor vehicle towing		CU ³			
6	Parking lots and garages	P	P	P		P
7	Recreational vehicle park		CU ¹			
D	Miscellaneous					
1	Facilities during construction	S	S	S	S	S
2	Fence or free-standing wall	A	A	A	A	A
3	Temporary outdoor marketing and special event: a. Arts and crafts b. Food and beverages, including mobile food services c. Seasonal sales of fireworks, Christmas trees, produce or plant materials d. Amusement rides and games e. Entertainment f. Any other merchandise or service which is neither accessory to a primary, permanent use of the property nor marketed by employees of that permanent use	S	S	S	S	S
E	Residential					
1	One dwelling unit, in conjunction with a commercial use	P	P	P	P	P
2	Triplexes	P	CU ⁹		P	P
3	Quadplexes	P	CU ⁹		P	P
4	Townhouses	P	CU ⁹		P	P
5	Child care facility, group home, and nursing home	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
6	Multiple-family dwellings	P	CU ⁹	CU	P	P

1. Not allowed in the Gateway Overlay District
2. Only allowed in the Gateway Overlay District
3. Allowed outright if not within 200 feet of residentially zoned properties
4. Within a building, no outdoor storage or repair
5. All outdoor storage and display shall be enclosed by a seven foot masonry wall.
6. Existing uses are allowed as a permitted use, new uses are not allowed in the MUV
7. Drive-throughs are not allowed
8. Child care facility for 13 or more children, group home for six or more persons
9. Except allowed as a permitted use in the Gateway Overlay District and prohibited in the Interchange Management Area Overlay District (Amended by Ordinance 2573, passed June 24, 2019)

C. Development Standards (Tables 2.03B-F)

Downtown Development and Conservation (DDC) - Site Development Standards Table 2.03B			
Lot Area, Minimum (square feet)			No minimum
Lot Width, Minimum (feet)			No minimum
Lot Depth, Minimum (feet)			No minimum
Street Frontage, Minimum (feet)			No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)			Zero ¹
Front Setback and Setback Abutting a Street, Maximum (feet)			10 ¹
Side or Rear Setback, Minimum (feet)			No minimum ⁴
Setback to a Private Access Easement, Minimum (feet)			No minimum
Lot Coverage, Maximum			Not specified ²
Residential Density (units per net acre)	Minimum	Townhouse	12
		Child care facility, group home, or nursing home ³	12
		Triplex, quadplex, or multiple-family dwelling	No minimum
	Maximum	Townhouse	16
		Child care facility, group home, or nursing home ³	32
		Triplex, quadplex, or multiple-family dwelling	No maximum
Building Height, Maximum (feet)	Primary or accessory structure	Outside Gateway subarea	35
		Gateway subarea	40
<p>1. This is a guideline, not a standard. A setback of up to 10 feet is permitted when occupied by pedestrian amenities (e.g., plaza, outdoor seating).</p> <p>2. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</p> <p>3. Child care facility for 13 or more children, group home for six or more persons</p> <p>4. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.</p>			

**Commercial General (CG) - Site Development Standards
Table 2.03C**

Lot Area, Minimum (square feet)		No minimum		
Lot Width, Minimum (feet)		No minimum		
Lot Depth, Minimum (feet)		No minimum		
Street Frontage, Minimum (feet)		No minimum		
Front Setback and Setback Abutting a Street, Minimum (feet)		5 ¹		
Side or Rear Setback, Minimum (feet)	Abutting RS, R1S, or RM zone		10 ⁴	
	Abutting CO, CG, DDC, NNC, P/SP, IP, SWIR, or IL zone		0 or 5 ^{4, 5}	
Setback to a Private Access Easement, Minimum (feet)		1		
Lot Coverage, Maximum		Not specified ²		
Residential Density (units per net acre)	Minimum	Townhouse		12
		Child care facility, group home, or nursing home		12
		Triplex, quadplex, multiple-family dwelling	Stand-alone	12
			In mixed use development	No minimum
	Maximum	Row house		24
		Child care facility, group home, or nursing home		32
		Triplex, quadplex, multiple-family dwelling	Stand-alone	32
			In mixed use development	32
Building Height, Maximum (feet)	Primary or accessory structure	Outside Gateway subarea		70
		Western Gateway subarea		50
		Eastern Gateway subarea		40
	Features not used for habitation		100	

1. Measured from the Street Widening Setback (Section 3.03.02), if any
2. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.
3. Only allowed in the Gateway Overlay District
4. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.
5. A building may be constructed at the property line, or shall be set back at least five feet.

