

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 20 - LAND USES

20.15. Employment/Industrial Land Use Districts

20.15.20. Land Uses

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Employment and Industrial Zoning Districts.

Table 20.15.20.A Employment/Industrial - Category and Specific Use	P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
	OI	OI-NC	IND

Industrial			

13. Manufacturing, Fabricating, Assembly, Processing, Packing, and Storage ¹	<u>P</u> ^{12 13}	P	<u>P</u> ¹³
14. Marijuana Processing	<u>P</u> ¹²	N	<u>P</u> ¹²
15. Motor Freight Terminal	N	N	C
16. Operation Centers ¹⁴	N	N	P
17. Laboratory ¹	<u>P</u> ^{12 13} C	P	P
<p>12 <u>Laboratories, m</u>Manufacturing, assembly, fabricating, processing, packing, storage, wholesale and distribution activities shall meet the following requirements:</p> <ol style="list-style-type: none"> Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure. Are not for servicing or use by the general public. Do not entail outdoor storage of raw materials or finished products. Do not entail movement of heavy equipment on and off the site, except truck deliveries. Do not involve bringing live animals or the waste or by product of dead animals to the site. Do not involve outdoor testing of products or processes on the site. Do not involve highly combustible, explosive or hazardous materials or waste. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing and allied arts, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing. <p>13. Any use having the primary function of storing, utilizing or manufacturing of explosive material is Prohibited.</p>			

20.20. Multiple Use Land Use Districts

20.20.20. Land Uses

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts.

[ORD 4576; January 2012] [ORD 4578; March 2012] [ORD 4706; May 2017] [ORD 4779; March 2020] [ORD 4782; April 2020]

Table 20.20.20.A Multiple Use - Category and Specific Use	P=Permitted C=Conditional N=Prohibited Superscript Refers to Use Restrictions									
	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3

Industrial										
31. Manufacturing, Fabricating, Assembly, Processing, and Packing	P C ⁵⁵	P ^{56 57}	N	P ⁶⁰	N	P ²⁸	N	P ²⁸	P ^{56 57}	P ^{56 57}
32. Marijuana Processing	N	N	N	N	N	N	N	N	N	N
33. Warehousing ⁵⁸	P	P	P	P	P	N	N	P	P ⁵⁹	P ⁵⁹
<u>34 Laboratory</u>	<u>P C⁵⁵</u>	<u>P^{56 57}</u>	<u>N</u>	<u>P⁶⁰</u>	<u>N</u>	<u>P²⁸</u>	<u>N</u>	<u>P²⁸</u>	<u>P^{56 57}</u>	<u>P^{56 57}</u>

The following Use Restrictions refer to superscripts found in Section 20.20.20.

28. This activity is conducted wholly within an enclosed structure. No accessory open-air sales, display, or storage and no sales or outdoor storage of animals or livestock are allowed with this use.

55 Laboratories and mManufacturing uses that exceed 10,000 square feet in floor area require Conditional Use approval.

56 Laboratories, mManufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities shall meet the following requirements:

- a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
- b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
- c. Are not for servicing or use by the general public.
- d. Do not entail outdoor storage of raw materials, finished products, animals or livestock.
- e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
- f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
- g. Do not involve outdoor testing of products or processes on the site.
- h. Do not involve highly combustible, explosive or hazardous materials or waste.
- i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.

57 Any use having the primary function of storing, utilizing or manufacturing of explosive material is Prohibited.

60. Permitted only within multiple use developments, as long as the floor area of this use does not exceed 50% of the total proposed floor area within a multiple use development