

MEMORANDUM

TO: Mayor and City Council

FROM: Amanda Ferguson, City Planner

SUBJECT: FIRST VOTE FOR ORDINANCE AMENDING COTTAGE GROVE MUNICIPAL CODE TITLE 14 DEVELOPMENT CODE – SELF-SERVICE STORAGE AMENDMENTS

DATE: August 4, 2021

Background

Council has held a public hearing on the proposed amendment of the Cottage Grove Municipal Code Title 14 Development Code to designate self-service storage as an “industrial use” land use category, clarifying that it is a permitted use in the Industrial zone, while allowing it as a conditional use in the Community Commercial (C-2P) Land Use Category.

The Planning Commission held a public hearing on the attached Ordinance on April 21, 2021 and June 16, 2021, and recommended approval of the draft ordinance to Council on June 16th.

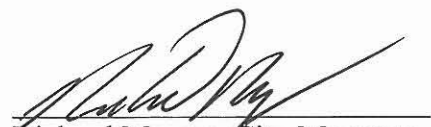
It is now appropriate that Council consider the Ordinance. This Ordinance has been available for more than one week prior to this meeting and staff is recommending adoption.

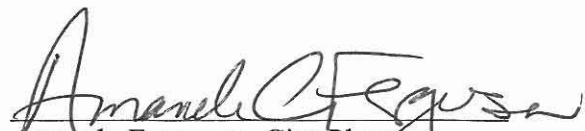
Recommendation

After Council deliberation it is recommended that City Council hold the first vote on the attached Ordinance. The Ordinance was prepared and has been available for at least one week prior to this meeting. This Ordinance could be adopted at one meeting.

Cost

None


Richard Meyers, City Manager


Amanda Ferguson, City Planner

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 14 DEVELOPMENT CODE
SELF-SERVICE STORAGE AMENDMENTS

WHEREAS, the City of Cottage Grove has adopted Title 14 Development Code of the Cottage Grove Municipal Code to implement the Cottage Grove Comprehensive Plan; and

WHEREAS, the Development Code specifies self-service storage as a commercial land use category, although it is currently only permitted in the industrial zoning districts; and

WHEREAS, there is a great need for self-service storage in Cottage Grove to meet residential, commercial, and industrial storage needs; and

THEREFORE, the City of Cottage Grove deems it appropriate to amend the Title 14 Development Code regulations regarding self-service storage to redesignate this use as an industrial use, while allowing it conditionally within the Community Commercial zone.

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to amend Title 14 Cottage Grove Development Code to identify self-storage units as an industrial use, allowed outright in the Industrial zone, and conditionally within the Community Commercial zone.

Section 2. Procedural Compliance. This amendment is in compliance with 14.41.500 of the Municipal Code of the City of Cottage Grove and is based upon the City Council determination, after a Planning Commission public hearing and recommendation, that this amendment is a proper implementation of the City's comprehensive land use plan and, therefore, is in the public interest and for the health, safety and welfare of the residents of the City of Cottage Grove.

Section 3. Findings. The City Council hereby adopts the above findings of fact and those set forth in Exhibit A, attached to and forming part of this ordinance as its basis for these Development Code amendments.

Section 4. Amendment. Chapter 14.14 is hereby amended to:

1. Remove Self-Service Storage from Commercial Use Categories by deleting 14.14.280; and
2. Add Self-Service Storage into Industrial Use Categories by inserting the following section:

14.14.345 Self-Service Storage

- A. Characteristics. Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.
- B. Accessory uses. Accessory uses may include security and leasing offices. Living quarters for one resident manager per site are allowed. Other living quarters are subject to the regulations for Residential Uses. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use.

The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.

- C. Examples. Examples include single story and multistory facilities that provide individual storage areas for rent, and may offer space for RV, trailer and boat storage. These uses are also called mini warehouses.
- D. Exceptions. A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse and Freight Movement category.

Section 5. Amendment. Table 14.24.110 Land Uses in Residential Districts (R, R-1, R-2, R-3, RC) is hereby replaced with the following:

Table 14.22.110 – Land Uses Allowed in Residential Districts (R, R-1, R-2, R-3, RC)

Key:

P = Permitted, subject to land use/site review

S = Permitted with standards (Section 14.22.220)

CU = Conditional Use permit required (Chapter 14.44)

MP = Master Plan required (Chapter 14.45)

N = Not permitted

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Residential Categories						
Household Living						
Single Family (not attached)	P	P	P	N	N	P
Accessory Dwelling, per Section 14.22.200.	S	S	S	N	N	S
Duplex (2 dwellings sharing a common wall on one lot)	P	P	P	N	N	P

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Townhouse (dwelling on individual lot sharing at least one wall)	P	P	P	N	P	P
Cottage Cluster (4 or more detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard) per Section 14.22.200.C Special Use Standards	S	S	S	N	CU	S
Manufactured Home, per Section 14.22.200	S	S	S	S	N	S
Zero Lot Line Housing (not common wall), per Section 14.22.200	P	P	P	N	N	P
Multifamily (3 or more dwellings on lot, including triplex & quadplex), except as provided for Cottage Clusters, per 14.22.200.J Special Use Standards	N	N	S	S	S	S

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Group Living						
Group Home, per Section 14.22.200	S	S	S	N	S	S
Group Facility, per Section 14.22.200	N	N	S	N	S	S
Congregate Care Facility	N	N	N	N	CU	CU
Assisted Living Facility, Nursing Home (licensed by State)	CU	CU	CU	N	CU	CU
Commercial Categories						
Drive-up/Drive-in/Drive-through (drive-up windows, kiosks, ATM's, similar uses/facilities), per Section 14.23.190	N	N	N	N	N	N
Bed and Breakfast Inn	S	S	S	N	S	S
Educational Services, not a school (e.g., tutoring or similar services), gross floor area limited to 2,000 square feet per use	CU	CU	CU	N	CU	P
Entertainment, Major Event	N	N	N	N	N	N
Home Occupation	S	S	S	S	S	S

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Cottage Industry, per Section 14.22.200 and 14.49.200	CU+S	CU+S	CU+S	CU+S	CU+S	CU+S
Office, floor area limited to 2,000 square feet per use	CU	CU	CU	CU	P	P
Office, floor area over 2,000 sq. ft. per use	N	N	N	N	N	CU
Outdoor recreation, Commercial	N	N	N	N	N	N
Quick Vehicle Servicing or Vehicle Repair	N	N	N	N	N	N
General Commercial Retail Sales and Service, gross floor area limited to 2,000 square feet per use	CU	CU	CU	CU	P	P
Downtown Retail Sales and Service	N	N	CU	N	P	P
Tourist Commercial Retail Sales and Service	N	N	N	N	N	N
Self-Service Storage	N	N	N	N	N	N
Industrial Categories						
Light or Medium/Heavy Industrial Service, enclosed in primary building	N	N	N	N	N	CU

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Light or Medium/Heavy Industrial Service, not enclosed	N	N	N	N	N	N
Manufacturing and production, enclosed in primary building	N	N	N	N	N	CU
Self-Service Storage	N	N	N	N	N	N
Warehouse and Freight Movement	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	P	P	P	P	P	P
Colleges	CU	CU	CU	N	CU	CU
Community Service, no drive-up uses	CU	CU	CU	N	CU	P
Family Child Care (12 or fewer children) under ORS 657A.250	P	P	P	P	P	P
Child Care	CU+S	CU+S	CU+S	CU+S	S	S

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Parks and Open Space	CU	CU	CU	CU	CU	CU
Parks and Open Space, when designated on an adopted Specific Area Plan, or when part of a subdivision application (Chapter 14.43) or Master Planned Development application (Chapter 14.45)	P	P	P	P	P	P
Religious Institutions and Houses of Worship	CU	CU	CU	CU	CU	CU
Schools	CU	CU	CU	CU	CU	CU
Other Categories						
Accessory Structures (with a permitted use)						
<ul style="list-style-type: none"> ■ no taller than 10 ft. and no larger than 400 square feet of building footprint 	P	P	P	P	P	P
<ul style="list-style-type: none"> ■ taller than 10 ft. or between 	P	P	P	P	P	P

<p>400-800 square feet of building footprint, per 14.22.190 Architectural Design Standards & 14.22.200.B Special Use Standards Accessory Dwelling Units</p> <ul style="list-style-type: none"> ■ taller than 16 ft. or larger than 800 square feet of building footprint, per 14.22.190 Architectural Design Standards 	CU	CU	CU	CU	CU	CU
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USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
Household Animals, such as cats, dogs, pot-bellied pigs, limited to 3, no more than 6 in total (Exempt: aquarium, terrarium or similar animals)	P	P	P	P	P	P
Urban Livestock Animals, per Special Use Standards (14.22.200.L)	S	S	S	N	S	S
Medical Center	N	N	N	N	N	CU
Nurseries and similar commercial horticulture (indoor or outdoor)	N	N	N	N	N	CU
Wireless Telecommunication Facilities	N	N	N	N	N	N
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are allowed.	CU	CU	CU	CU	CU	CU
Temporary Uses						
- Temporary Residential Trailers	S	S	S	S	S	S
- Temporary Fireworks Sales	N	N	N	N	N	CU

USE						
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Residential Restricted (R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	Mobile Home Park (MHP)	High Density Residential (R-3)	Residential Commercial (RC)
- Christmas Tree Lots	N	N	N	N	N	CU
- Similar uses	N	N	N	N	N	CU
- Temporary Food Vendors (not enclosed in building)	N	N	N	N	P	P
Transportation Facilities (operation, maintenance, preservation and construction)	P	P	P	P	P	P
Community Garden	CU	CU	CU	CU	CU	CU

Section 6. Amendment. Table 14.23.110 Commercial District Land Uses is hereby replaced with the following:

TABLE 14.23.110 -- Commercial District Land Uses

Key:

P = Permitted, subject to land use/site review

S = Permitted with standards (Section 14.23.180)

CU = Conditional Use permit required (Chapter 14.44)

MP = Master Plan required (Chapter 14.45)

N = Not permitted

USE				
Categories	Central Business	Community Commercial	Commercial Tourist	Commercial Tourist Limited
(Examples of uses are in Chapter 1.4; definitions are in Chapter 1.3)	(C-2)	(C-2P)	(CT)	(CT/L)
Residential Categories				
Household Living				
<p><i>All Residential Uses (Household Living and Group Living) allowed, if:</i></p> <ul style="list-style-type: none"> - <i>lawfully existing as of January 1, 2008, or</i> - <i>new dwelling built in conjunction with a permitted commercial use (residential use is allowed above ground floor commercial or behind front 25' of commercial facade)</i> - <i>Multi-Family Residential (outside of Cottage Grove Downtown National Register Historic District)</i> - <i>through approved Master Plan</i> <p><i>Group Living Uses shall conform to the provisions in Section 14.22.200.</i></p>	<p>P</p> <p>P</p> <p>P</p> <p>MP</p>	<p>P</p> <p>P</p> <p>N</p> <p>MP</p>	<p>P</p> <p>P</p> <p>N</p> <p>MP</p>	<p>N</p> <p>N</p> <p>N</p> <p>MP</p>
Commercial Categories				
Drive-up/Drive-in/Drive-through (drive-up windows, kiosks, ATM's, similar uses/facilities), per 14.23.190	N	CU + S	CU + S	N

USE Categories	Central Business	Community Commercial	Commercial Tourist	Commercial Tourist Limited
	(C-2)	(C-2P)	(CT)	(CT/L)
Bed and Breakfast Inn	CU+S	S	N	N
Educational Services, not a school (e.g., tutoring or similar services)	P	P	P	N
Entertainment, Major Event	CU	CU	CU	N
Office	P	P	P	N
Outdoor recreation, Commercial	N	CU	P	P
Parking Lot (when not an accessory use)	N	CU	CU	N
Quick Vehicle Servicing or Vehicle Repair. (See Drive-Up/Drive-In/Drive-Through Uses, Section 14.23.190.)	N	CU + S	CU + S	N
Downtown Retail Sales and Service				
- fully enclosed, limited to 20,000 square feet	P	N	N	N
- fully enclosed, equal to or greater than 20,000 square feet	CU	N	N	N
- not enclosed	N	N	N	N
General Commercial Retail Sales and Service (See also Drive-Up Uses)				
- fully enclosed, limited to 20,000 square feet	N	P	N	N
- fully enclosed, limited to 110,000 square feet	N	CU	N	N
- not enclosed	N	CU	N	N

USE Categories	Central Business (C-2)	Community Commercial (C-2P)	Commercial Tourist (CT)	Commercial Tourist Limited (CT/L)
Tourist Commercial Retail Sales and Service (See also Drive-Up Uses) <ul style="list-style-type: none"> - fully enclosed, limited to 20,000 square feet - fully enclosed, limited to 110,000 square feet - not enclosed 	N N N	N N N	P P CU	N N N
Self-Service Storage	N	N	N	N
Industrial Categories				
Light Industrial Service <ul style="list-style-type: none"> - <i>fully enclosed (e.g., office)</i> - <i>not enclosed</i> 	CU N	P CU	CU N	N N
Medium/Heavy Industrial Service	N	N	N	N
Light Manufacturing and Production <ul style="list-style-type: none"> -- Fully enclosed (e.g. office) -- Not enclosed 	N N	CU N	N N	N N
Medium/Heavy Manufacturing and Production	N	N	N	N
Self-Service Storage	N	CU+S	N	N
Warehouse and Freight Movement	N	N	N	N
Waste-Related	N	N	N	N

USE Categories	Central Business (C-2)	Community Commercial (C-2P)	Commercial Tourist (CT)	Commercial Tourist Limited (CT/L)
Wholesale Sales <i>-- fully enclosed, less than 20,000 square feet of floor area</i> <i>-- fully enclosed, limited to 110,000 square feet of floor area</i> <i>-- not enclosed</i>	N N N	P CU CU	P CU CU	N N N
Institutional Categories				
Basic Utilities	P	P	P	P
Colleges	CU	CU	CU	N
Community Service - no drive-up uses - with drive-up uses	P N	P P	P P	N N
Family Daycare (12 or fewer children) under ORS 657A.250	P	P	CU	P
Daycare, adult or child (exceeding 12)	N	P	N	P
Pedestrian Amenities Parks and Open Space Parks and Open Space, when designated on an adopted Specific Area Plan, or when part of a Master Plan	P CU P	P CU P	P CU P	P CU P

USE Categories	Central Business (C-2)	Community Commercial (C-2P)	Commercial Tourist (CT)	Commercial Tourist Limited (CT/L)
Religious Institutions and Houses of Worship	CU	CU	CU	CU
Schools	CU	CU	N	N
Other Categories				
Accessory Structures (with a permitted use)	P	P	P	P
Small Animals, limited to 3 cats and/or dogs, pot-bellied pigs, rabbits, chickens or similar size animal (excluding roosters and swine)	P	P	P	P
Nurseries and similar commercial horticulture (indoor or outdoor)	N	P	CU	N
Buildings and Structures exceeding the Height Limits in Table 14.23.120	CU	CU	CU	CU
Wireless Telecommunication Facilities	N	CU + S	N	N
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code	N	CU	CU	CU
Temporary Uses, per standards in Section 14.49.100				
- Temporary Residential Trailers	N	CU	CU	CU
- Temporary Fireworks Sales/Christmas Tree Lots or similar uses	N	P	P	P

USE Categories	Central Business (C-2)	Community Commercial (C-2P)	Commercial Tourist (CT)	Commercial Tourist Limited (CT/L)
<ul style="list-style-type: none"> - Temporary Food Carts (not enclosed in building) - Temporary Sales Office or Model Home - Special Events 	<p style="text-align: center;">P</p> <p style="text-align: center;">N</p> <p style="text-align: center;">P</p>	<p style="text-align: center;">P</p> <p style="text-align: center;">P</p> <p style="text-align: center;">P</p>	<p style="text-align: center;">P</p> <p style="text-align: center;">P</p> <p style="text-align: center;">P</p>	<p style="text-align: center;">P</p> <p style="text-align: center;">P</p> <p style="text-align: center;">P</p>
Intensification or Change of Use in Willamette River Greenway	CU	CU	CU	CU
Community Garden	CU	CU	CU	N

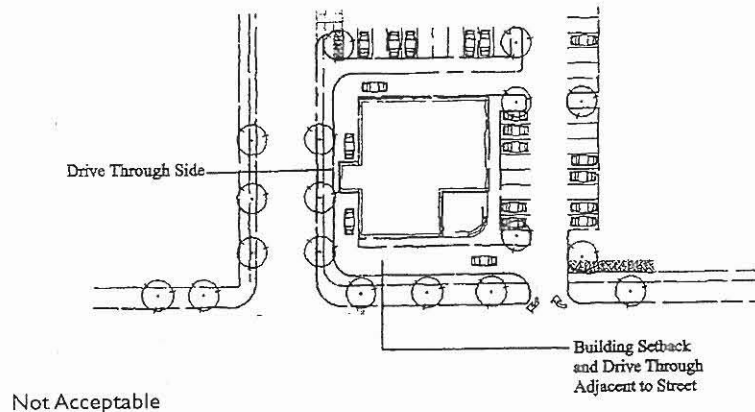
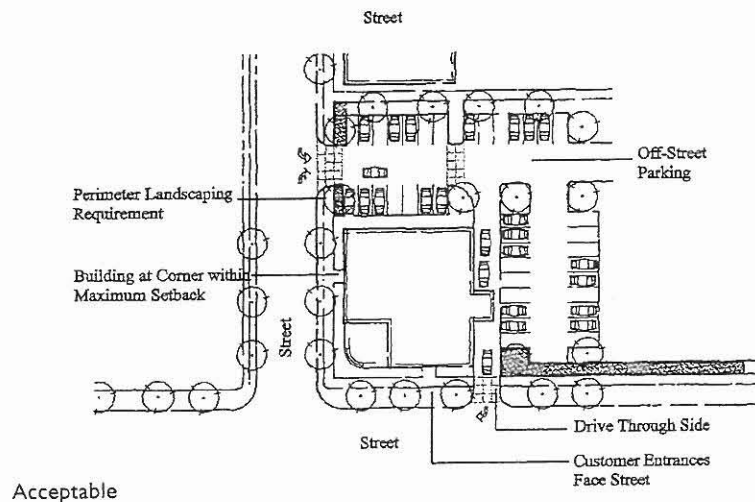
Section 7. Amendment. 14.23.180 Commercial Districts – Special Use Standards is hereby amended as follows:

This section supplements the standards contained in Sections 14.23.110 through 14.23.170. It provides standards for the following land uses to control the scale and compatibility of those uses:

- Drive-up and Drive-through Uses and Facilities
- Vehicle Repair
- Wireless Telecommunication Uses and Facilities
- **Self-Service Storage**

A. Drive-Up/Drive-In/Drive-Through Uses and Facilities. When drive-up or drive-through uses and facilities are allowed, no driveways or queuing areas shall be located between the building and a street. See Figure 14.23.180.A(1). Walk-up only teller machines and kiosks may be oriented to a street or placed adjacent to a street corner.

Figure 14.23.180.A(1) – Drive-Up and Drive-Through Facilities



B. Vehicle Repair. When vehicle repair uses and facilities are allowed, they shall conform to all of the following standards, which are intended to mitigate the appearance of the use from the street.

1. Drive-up/in queuing areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way;
2. Exterior storage of vehicles shall be located behind the facility or shall be screened from view so as to not be visible from the public right-of-way;
3. Exterior storage of parts and materials shall be screened from view or located so as to not be visible from any public right-of-way; and
4. Storage of combustibles shall meet fire code requirements.

C. Wireless Telecommunication Uses and Facilities. When wireless telecommunication uses and facilities are allowed, they shall conform to all of the following standards, which are intended to encourage the collocation of wireless telecommunication facilities; encourage the use of existing buildings, light or utility poles or water towers as opposed to construction of new telecommunication towers; and ensure that all wireless telecommunication facilities, including towers, antennas, and ancillary facilities, are located and designed to minimize the visual impact on the immediate surroundings and throughout the community, and minimize public inconvenience and disruption.

1. FCC approval. Any telecommunication facility shall first receive FCC approval, as specified in FCC Rules 1.1301 - 1.1319, as a condition of City approval prior to construction.
2. Separation between transmission towers. No transmission tower may be constructed within 2,000 feet of any pre-existing transmission tower. Tower separation shall be measured by following a straight line from the portion of the base of the proposed tower that is closest to the base of any pre-existing tower. For purposes of this paragraph, a tower shall include any transmission tower for which the city has issued a development permit, or for which an application has been filed and not denied.
3. Height limitation. The maximum height of a transmission tower, including antennas, in the C2-P, M-1, or M-2 zone is 100 feet. For freestanding structures, height shall be measured from the average grade adjacent to the structure to the highest point of the support structure or any attachment thereto. Average grade shall exclude fill and/or grading for the structure itself.
4. Collocation. New transmission towers shall be designed to accommodate collocation of additional providers.
 - a. New transmission towers of a height of 80 feet or more shall be designed to accommodate collocation of a minimum of 2 additional providers either outright or through future modification to the tower.

- b. New transmission towers of a height of at least 60 feet and no more than 80 feet shall be designed to accommodate collocation of a minimum of 1 additional provider either outright or through future modification of the tower.
5. Setback. The following setbacks from adjacent property lines and adjacent streets:
 - a. The transmission tower shall be set back from adjacent property lines a minimum number of 20 feet.
 - b. The transmission tower shall be set back from adjacent public right-of-ways with a minor arterial designation a minimum number of feet that is equal to a ratio of 2:1 (the height of the tower to setback).
 - c. Ancillary facilities, including the buildings, cabinets, vaults, closures and equipment required for operation of WTF, shall be setback as determined by the underlying zone.
6. Buffering: In all zones, existing vegetation shall be preserved to the maximum extent possible. Landscaping shall be placed completely around the transmission tower and ancillary facilities located at ground level except as required to access the facility. Such landscaping shall consist of evergreen vegetation with a minimum planted height of 6 feet placed densely so as to form a screen outside of any protective fencing and any related equipment. Landscaping shall be compatible with other nearby landscaping and shall be kept healthy and well maintained.
7. Noise reduction: In C2-P and in all other zones when the adjacent property is zoned for residential use or occupied by a dwelling, hospital, school, library, assisted living facility or nursing home, noise generating equipment shall be sound-buffered by means of baffling, barriers, or other suitable means to reduce sound level measured at the property line to 45dBa.
8. Lighting: No lighting shall be permitted on transmission towers except that required by the Federal Aviation Administration. Support facilities and equipment may be illuminated so long as the light pattern remains within the site boundaries and the light is shielded from view from adjacent public rights-of-way, residential uses and residential zoning districts.
9. Visual impacts: A WTF shall be located and installed in such a manner as to minimize the visual impact on the skyline and surrounding area. Site location and development shall preserve the existing character of the surrounding buildings, land use and the zoning district to the greatest extent possible, while maintaining the function of the communication equipment. To the greatest extent practicable, the application shall demonstrate that the following items have been incorporated in the proposal:
 - a. On site vegetation preserved and disturbance to the existing topography is minimized;

- b. The WTF is sited in a location which has the least impact on residential uses and districts and public rights-of-ways;
 - c. The WTF is incorporated as a building element or architectural feature as part of an existing building;
 - d. Equipment facilities are located within a building or placed underground; and
 - e. The telecommunication facility incorporates stealth technology or is a neutral color such as white, gray, blue, black or green or similar to adjacent building color.
10. Display: No signs, striping, graphics or other attention getting devices are permitted on the transmission tower or ancillary facilities except for warning and safety signage with a surface area of no more than 3 square feet. Such signage shall be affixed to a fence or ancillary facility and the number of signs is limited to no more than 2.
11. Removal of facilities. Not less than 30 days prior to the date that a WTF operator plans to abandon or discontinue operation of a facility, the provider must notify the city by certified U.S. mail of the proposed date of abandonment or discontinuation of operation. In the event that a licensed carrier fails to give notice, the facility shall be considered abandoned upon the city's discovery of discontinuance of operation. Upon such abandonment, the provider shall have 60 days or additional period of time determined in the reasonable discretion of the director within which to:
 - a. Reactivate the use of the facility or transfer the facility to another provider who makes actual use of the facility.
 - b. In the event that abandonment as defined in this chapter occurs due to the relocation of an antenna at a lower point on the support structure, reduction in the effective radiated power of the antenna or reduction in the number of transmissions from the antennas, the operator of the support structure shall have six months from the date of effective abandonment to co-locate another service on the support structure. If another service provider is not added to the support structure, then the operator shall promptly dismantle and remove that portion of the support structure that exceeds the minimum height required to function satisfactorily. Notwithstanding the foregoing, changes which are made to WTFs that do not diminish their essential role in providing a total system shall not constitute abandonment.
 - c. Dismantle and remove facility. If the support structure, antenna array, foundation and facility are not removed within the 60-day period or additional period of time allowed by the city, then the city may remove such support structure, antenna, foundation and related facility at the operator's expense. If there are two or more operators co-locating on a facility, except as provided for in subsection b of this section, this provision shall not become effective until all operators cease using the facility.

- d. At the earlier of 60 days from the date of abandonment without reactivating, or upon completion of dismantling and removal, city approval for the facility shall automatically expire.
- e. To insure removal of the WTF, the applicant shall, as a condition of approval of the Conditional Use Permit, provide a performance bond payable to the City of Cottage Grove and acceptable to the Community Development Director to cover the cost of removal of the WTF and restoration of the site at the time the facility is removed.
- f. The property owner shall bear the ultimate responsibility for removal of the WTF and shall sign a document that is recorded in the deed history of the subject property with Lane County Deeds and Records recognizing such responsibility.

D. Self-Service Storage. When self-service storage uses and facilities are allowed in Commercial Districts, they shall conform to all of the following standards, which are intended to minimize the footprint of the use and mitigate the appearance of the use from the street.

1. **Self-service storage facilities shall comply with Commercial Architectural Design Standards in 14.23.170;**
2. **Self-service storage facilities should be located within buildings that existed as of the date of this ordinance adoption;**
3. **New buildings shall include multi-story components;**
4. **Parking areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way; and**
5. **Vehicles, boats, RVs, and other stored items shall be located inside or behind the facility and shall be screened from view so as to not be visible from any public right-of-way.**

Section 8. Amendment. Table 14.24.110 Land Uses in Industrial District (M, BP) is hereby replaced with the following:

TABLE 14.24.110 Land Use in Industrial Districts (M, BP)

Key:

P = Permitted, subject to land use/site review

CU = Conditional Use permit required (Chapter 14.44)

MP = Master Plan required (Chapter 14.45)

N = Not permitted

<p style="text-align: center;">USE</p> <p style="text-align: center;">Categories</p> <p style="text-align: center;">(Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)</p>	<p style="text-align: center;">Industrial</p> <p style="text-align: center;">(M)</p>	<p style="text-align: center;">Business Park</p> <p style="text-align: center;">(BP)</p>
Residential Categories		
Household Living		
All Residential Uses	N	N
Commercial Categories		
Drive-up/Drive-in/Drive-through (drive-up windows, kiosks, ATM's, similar uses/facilities), per Section 14.23.190	N	N
Bed and Breakfast Inn	N	N
Educational Services, not a school (e.g., tutoring or similar services)	N	MP
Entertainment, Major Event	N	N
Office <ul style="list-style-type: none"> - Primary use - Accessory Use 	N P	MP P
Outdoor recreation, Commercial	N	N
Parking Lot (when not an accessory use)	CU	N

USE		
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Industrial (M)	Business Park (BP)
Quick Vehicle Servicing. (See also Drive-Up/Drive-In/Drive-Through Uses, per Section 14.23.190)	N	N
Vehicle Repair	CU	N
Retail Sales and Service - Accessory to primary use	CU	N
Self-Service Storage	P	N
Industrial Categories		
Light Industrial Service	P	MP
Medium/Heavy Industrial Service	N	N
Light Manufacturing and Production - fully enclosed (e.g., office) - not enclosed	P CU	MP N
Medium/Heavy Manufacturing and Production	CU	N
Warehouse and Freight Movement	CU	N
Self-Service Storage	P	N
Waste-Related	CU	N
Wholesale Sales	P	MP
Business Park Retail Commercial	N	MP
Business Park Service Commercial	N	MP

USE		
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Industrial (M)	Business Park (BP)
Institutional Categories		
Basic Utilities	P	MP
Colleges	N	N
Community Service	CU	MP
Family Daycare (12 or fewer children) under ORS 657A.250	P	N
Daycare, adult or child (exceeding 12)	N	MP
Pedestrian Amenities	P	P
Parks and Open Space	N	N
Parks and Open Space, when designated on an adopted Specific Area Plan, or when part of a Master Plan	P	P
Religious Institutions and Houses of Worship	N	N
Schools	N	N
Kennels	CU	N
Other Categories		
Accessory Structures (with a permitted use)	P	MP
Small Animals, limited to 3 cats and/or dogs, pot-bellied pigs, rabbits, chickens or similar size animal (excluding roosters and swine)	P	N
Nurseries and similar commercial horticulture (indoor or outdoor)	CU	N
Buildings and Structures exceeding Height Limits in Table 14.23.120	CU	MP
Wireless Telecommunication Facilities	CU	MP

USE		
Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Industrial (M)	Business Park (BP)
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are allowed.	CU	MP
Temporary Uses, per standards in Section 14.49.100		
- Temporary Job Trailers	P	P
- Temporary Food Carts	P	P
Transportation Facilities (operation, maintenance, preservation and construction)	P	P

Section 9. Amendment. Table 14.25.110 Land Uses in Parks & Recreation District (PR) is hereby replaced with the following:

TABLE 14.25.110 -- Land Use in Parks & Recreation District (PR)

USE Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Parks & Recreation (PR)
Residential Categories	
Household Living	
Dwelling for caretaker or watchman	CU
Commercial Categories	
Drive-up/Drive-in/Drive-through (drive-up windows, kiosks, ATM's, similar uses/facilities), per Section 14.23.190	N
Bed and Breakfast Inn	N
Educational Services, not a school (e.g., tutoring or similar services)	N
Entertainment, Major Event	CU
Office <ul style="list-style-type: none"> - Primary use - Accessory Use 	N P
Outdoor recreation, Commercial	CU
Parking Lot (when not an accessory use)	N
Quick Vehicle Servicing. (See also Drive-Up/Drive-In/Drive-Through Uses, per Section 14.23.190)	N
Vehicle Repair	N
Retail Sales and Service <ul style="list-style-type: none"> - Accessory to primary use 	CU
Self-Service Storage	N
Industrial Categories	
Light Industrial Service	N
Medium/Heavy Industrial Service	N

USE Categories	
(Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Parks & Recreation (PR)
Light Manufacturing and Production	N
Medium/Heavy Manufacturing and Production	N
Warehouse and Freight Movement	N
Self-Service Storage	N
Waste-Related	N
Wholesale Sales	N
Institutional Categories	
Basic Utilities	P
Colleges	N
Community Service, including museums, performing arts facilities or community centers	CU
Family Daycare (12 or fewer children) under ORS 657A.250	N
Daycare, adult or child (exceeding 12)	N
Pedestrian Amenities	P
Parks and Open Space	
- Mini parks	P
- Nodal parks on Greenway	P
- Neighborhood parks	P
- Natural Areas or environmental restoration	P
- Park furnishings, including gazebos, arbors, kiosks, play equipment, picnic tables, benches, bicycle racks, signage	P
- Cultural resources	
- Interpretive centers of less than ½ acre	P
- Basketball or racketball courts	P
- Public or private climbing walls, BMX tracks, skate parks, and boat ramps	P
	CU

USE Categories

(Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)

Parks & Recreation (PR)

Parks uses (cont')	
- Dog parks	CU
- Community parks	MP
- Natural Resource areas	MP
- Interpretive centers greater than ½ acre in size	MP
- Public Airports	MP
- Public or private racetracks or speedways	MP
- Public or private recreation facilities, including golf, swimming, tennis and country clubs	MP
- Public or private organized sports fields not on school district property, fairgrounds or arenas	MP
Cemeteries	CU
Religious Institutions and Houses of Worship	CU
Schools	CU
Other Categories	
Accessory Structures (with a permitted use)	P
Animals – on leash only, on temporary basis only	P
Community gardens and composting areas	CU
Buildings and Structures exceeding the Height Limits	CU
Wireless Telecommunication Facilities	N
Rail Lines and Utility Corridors, except those existing prior to effective date of Development Code are allowed.	CU
Temporary Uses, per standards in Section 14.49.100	
- Special events, approved pursuant to Municipal Code Chapter 10.24	P
Transportation Facilities (operation, maintenance, preservation and construction)	P

Section 10. All unamended provisions, sections and tables of Title 14 shall remain in full force and effect.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2021.

Jeffrey D. Gowing, Mayor
Dated: _____

ATTEST:

Richard Meyers, City Manager
Dated: _____

EXHIBIT A: FINDINGS

ORDINANCE NO. _____

1. The City of Cottage Grove has made an application to renumber Subsection 14.14.280 Self-Service Storage to 14.14.345, which will shift Self-Service Storage from a Commercial land use category to an Industrial land use category within the Cottage Grove Municipal Code. This application further changes the Land Use charts in each of the implementing zoning sections (residential – Table 14.22.110; commercial – Table 14.23.110; industrial – Table 14.24.110; and parks & recreation – Table 14.25.110) to reflect the above change, and makes the recommendation to allow Self-Service Storage as a Conditional Use in the Community Commercial District in Table 14.23.110. The amendment aligns the tables, which allow Self-Service Storage as an outright permitted use in Industrial Districts only, with the use category delineations in Chapter 14.14 of the Development Code, while also providing some expansion of potential use of self-service storage into community commercial land use areas to meet expanded need for this type of use.
2. The Development Code implements the policies and Land Use Diagram of the Comprehensive Plan for the City of Cottage Grove.
3. The Department of Land Conservation and Development was given thirty-five day notice prior to the first hearing on March 11, 2021 pursuant to Oregon Revised Statutes.
4. A public comment period was provided with the proposed changes posted on the City website for more than 30 days. A public meeting was held after notification of all property owners and business owners within the industrial zones. The Planning Commission has forwarded said amendment to the Code to the City Council with a favorable recommendation after holding public hearings on April 21 and June 16, 2021.
5. City Council held a public hearing on the said amendment to the Code on August 9, 2021. The Council adopted Ordinance No. ____ amending Title 14 Development Code on Self Service Storage on _____.
6. The following Statewide Planning Goals are not applicable to the proposed rezoning: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 5 – Open Spaces, Scenic & Historic Areas and Natural Resources; Goal 6 – Air, Water & Land Resources Quality; Goal 7 – Areas Subject to Natural Disasters and Hazards; Goal 8 – Recreational Needs; Goal 10 – Housing; Goal 15 – Willamette River Greenway; Goal 17 – Coastal Shorelands; Goal 18 – Beaches & Dunes; and Goal 19 – Ocean Resources.
7. The following Statewide Planning Goals are applicable and the amendment complies with them as noted below:
 - a. Goal 1 – Citizen Involvement. This request is consistent with Goal 1. Adequate public notice of the proposed changes has been provided through the Type IV public notice process as specified in Section 14.41.500 of the Development Code. The Department of Land Conservation and Development was notified of the intended modification and did not express any concerns in writing about the changes. Public hearings have been held at the Planning Commission and City Council levels. The City process involves various forms of notification of the public in the immediate area, notification in local media, and notification of impacted governmental agencies and recognized neighborhood groups.
 - b. Goal 2 – Land Use Planning. The City has established a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed change followed the process established in Title 14 of the City of Cottage Grove Municipal Code and has been found compatible with the City’s Comprehensive Plan.
 - c. Goal 9 – Economic Development. This amendment is consistent with Goal 9, as it will facilitate planned levels of industrial development in the City in line with the City’s adopted 2009 Economic Opportunities Analysis. It will also expand opportunities for commercial

development within the general commercial land use areas, while ensuring that those uses are appropriate to their adjacent uses through a conditional use process.

- d. Goal 11 – Public Facilities and Services. This amendment is consistent with Goal 11 as no changes to the adopted Public Facilities Plan are required or proposed. This amendment is in compliance with Goal 11.
 - e. Goal 12 – Transportation. This amendment is consistent with Goal 12, as no changes are proposed to the existing land use map or Transportation System Plan due to this amendment.
 - f. Goal 13 – Energy Conservation. This zone change modification complies with Goal 13. This application recognizes the importance of maximizing existing uses on properties within Cottage Grove’s existing city limits, and facilitates their development with appropriate uses.
 - g. Goal 14 – Urbanization. Existing industrial areas will remain industrial in nature and no additional city resources will need to be extended to these areas. This will facilitate the redevelopment of existing industrial and commercial lands and is consistent with Goal 14.
8. City Council finds that the modification of the Self-Service Storage use designation from commercial to industrial use and the allowance of self-service storage as a conditional use in the Community Commercial District will facilitate appropriate development in this district, and give the property owners within this district the same opportunities as property owners in other districts.
 9. The proposed change is in the public’s interest; is in keeping with the development pattern in this area of the city; is in keeping with the intent of the City Comprehensive Plan; and serves the public’s health, safety and welfare.