

**MAUPIN ORDINANCES
ORDINANCE NO. 316**

**AN ORDINANCE AMENDING CITY OF MAUPIN ZONING
ORDINANCE BY CREATION OF A NEW CRAFT INDUSTRIAL ZONE.**

AFTER PUBLIC HEARINGS, AND CONSIDERATION OF EVIDENCE PRESENTED BY THE PUBLIC AND STAFF, COUNCIL ADOPTS FINDINGS, AS FOLLOWS:

1. The Maupin City Planning Commission has proposed a Zoning Ordinance text amendment to create a new Craft Industrial Zone, attached here as Exhibit A.
2. The purpose of the proposed amendment is to provide areas for the establishment of light industrial and commercial uses. The uses permitted in the Craft Industrial Zone will result in limited impacts to neighbors and high job creation potential, providing manufacturing and retail opportunities not available in existing Commercial or Industrial Zones.
3. Notices of the public hearings were published in the local newspaper and the City of Maupin website, after which public hearings were held as follows:
 - a. A public hearing was held before the Planning Commission on January 11, 2022, the Commission unanimously moved to recommend the proposed amendment.
 - b. A public hearing was held before the City Council February 24, 2022, the City Council unanimously moved to approve the proposed amendment as provided below.

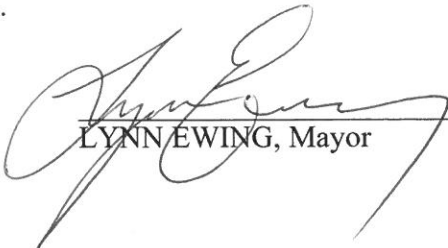
NOW, THEREFORE, based on the foregoing findings and the findings included hereafter as previously adopted by staff and the planning commission and which are adopted by reference by the City Council of the City of Maupin, **THE CITY OF MAUPIN ORDAINS AS FOLLOWS:**

1. Exhibit A attached hereto and by this reference is hereby incorporated herein, as if full set out in all of its particulars.
2. This Ordinance shall be in full force and effect, THIRTY (30) DAYS after the execution, hereof.
3. To the extent that any prior ordinances of the City of Maupin are inconsistent with the terms of this ordinance, they are repealed, PROVIDED HOWEVER, such ordinances shall remain in force for prosecution, conviction, and punishment of persons who violate such ordinances or provisions before the effective date of this ordinance.

Dated this 15th day of March, 2022.

Attest:

Christine Wolfe
CHRISTINE WOLFE, Recorder


LYNN EWING, Mayor

ZONING TEXT
AMENDMENT CITY OF
MAUPIN, OREGON

The City of Maupin ordains as follows:

SECTION 3.11 – CRAFT INDUSTRIAL ZONE “CI”

It is the purpose of this zone to provide areas for the establishment of light industrial and commercial uses. The uses permitted in the Craft Industrial Zone will result in limited impacts to neighbors and high job creation potential, providing manufacturing and retail opportunities not available in other Commercial or Industrial Zones. Buildings and structures here after erected, structurally altered, enlarged, or moved or land hereafter used in the CI Zone shall comply with the following regulations.

A. **PERMITTED USES** With Site Plan Review

1. Retail Trade Establishments
2. Outdoor outfitting guide staging areas
3. Light Industrial uses, as defined, uses that take place entirely within an enclosed building
4. Brewery or Distillery
5. Food production and processing
6. Residential uses in the following circumstances:
 - a. Apartments above commercial/retail uses
 - b. Onsite caretaker’s facility
7. Accessory structures associated with the above uses
8. Other similar uses as authorized by the Planning Commission

B. **CONDITIONAL USES**

1. Retail Trade Establishments in which some of the operation takes place outside an enclosed building.
2. Outside storage and display areas with proper screening
3. Restaurants and taverns providing onsite liquor sales
4. Hotel and motel facilities
5. Automotive service station, except in the City’s water source protection area

C. **DIMENSIONAL STANDARDS**

1. Height. Buildings, structures or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet.

2. Area. Every lot shall have a minimum of one 2,500 square feet.
 - a. Setbacks. Five (5) foot setback with vegetative buffer along Highway 197.

D. PARKING REGULATIONS

1. Section 4.8 shall apply. Expansion or redevelopment of existing developed areas may seek a variance to these regulations under Article 6 of this Ordinance
2. No off-street parking shall be located between buildings and the street

E. SANITATION REGULATIONS

1. Before any structure or building is occupied, it must be connected to the City's sewer system.

F. LIGHTING

1. Artificial lighting shall be subdued and shall not shine, cause glare or be unnecessarily bright onto surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be shielded or hooded to prohibit glare to impact adjoining properties