

Chapter 17.74

AIRPORT EMPLOYMENT OVERLAY ZONES

Sections:

- 17.74.010 Purpose.
- 17.74.020 Definitions.
- 17.74.030 Overlay zones and applicability.
- 17.74.040 Conformance with Public Use Airport Safety and Compatibility Overlay Zone.
- 17.74.050 Permitted uses.
- 17.74.060 Uses permitted subject to the acceptance of the airport sponsor.
- 17.74.070 Conditional uses.
- 17.74.080 Conceptual master plan requirements for large sites.
- 17.74.090 Dimensional requirements and development standards.
- 17.74.100 Environmental performance standards.

17.74.010 Purpose. The purpose of the Airport Employment Overlay Zones is to encourage employment opportunities called for in the 2011 Scappoose Economic Opportunities Analysis (EOA) while supporting the continued operation and vitality of the Scappoose Industrial Airpark. Master planning requirements ensure that land is developed efficiently, that large employment sites are retained, and that the provision of transportation and utility facilities occurs consistent with adopted plans.

17.74.020 Definitions. Unless the context specifically indicates otherwise, the meaning of terms used in this chapter shall be as follows:

- A. "Airport Employment Overlay Zones" include the Airport Industrial Park (AIP) overlay zone, the Airport Business Park (ABP) overlay zone, and the East Airport Employment (EAE) overlay zone.
- B. "Airport sponsor" is the owner, manager, person or entity designated to represent the interests of an airport. For the Scappoose Industrial Airpark, the airport sponsor is the Port of St. Helens.

17.74.030 Overlay zones and applicability. The three Airport Employment Overlay Zones shall apply to selected parcels in city limits in the vicinity of the Scappoose Industrial Airpark as illustrated on the Airport Employment Overlay Zones map (Figure 17.74.1). Upon annexation, the area annexed shall be automatically subject to the applicable Overlay Zones illustrated in Figure 17.74.1.

- A. The Airport Employment Overlay Zones supplement the Public Use Airport (PUA) base zone that applies to land within the Airport Employment (AE) plan designation. In the event of a conflict between the requirements of the PUA zone and those of the Airport Employment Overlay Zones, the requirements of the overlay shall control.
- B. The Airport Industrial Park (AIP) overlay zone allows industrial uses targeted in the EOA.
- C. The Airport Business Park (ABP) overlay zone allows a mix of targeted light industrial, commercial service and office, and supporting lodging and restaurant uses targeted in the EOA.
- D. The East Airport Employment (EAE) overlay zone protects large industrial and institutional sites identified in the EOA.

17.74.040 Conformance with Public Use Airport Safety and Compatibility Overlay Zone. All uses, activities, facilities and structures allowed in the Airport Employment Overlay Zones shall comply with the requirements of the Public Use Airport Safety and Compatibility Overlay (AO) Zone, Chapter 17.88. In the event of a conflict between the requirements of Airport Employment Overlay Zones and those of the Public Use Airport Safety and Compatibility Overlay (AO) Zone, the requirements of the AO overlay shall control.

17.74.050 Permitted uses. All uses and activities permitted outright in the PUA zone as specified in Section 17.69.040 shall be permitted outright in the Airport Employment Overlay Zones. Table 17.74.1 describes additional use categories that are permitted or subject to specific standards in each of the following overlay zones:

- A. Airport Industrial Park (AIP) overlay zone;
- B. Airport Business Park (ABP) overlay zone;
- C. East Airport Employment (EAE) overlay zone.

17.74.060 Uses permitted subject to the acceptance of the airport sponsor. All uses and activities permitted subject to the acceptance of the Airport Sponsor in the PUA zone as specified in Section 17.69.050 shall be permitted subject to the acceptance of the Airport Sponsor in the Airport Employment Overlay Zones.

17.74.070 Conditional uses. All uses and activities permitted conditionally in the PUA zone as specified in Section 17.69.060 shall be permitted conditionally in the Airport Employment

Overlay Zones. Table 17.74.1 describes additional use categories that are permitted through the conditional use process (Chapter 17.130) in each of the following overlay zones:

- A. Airport Industrial Park (AIP) overlay zone.
- B. Airport Business Park (ABP) overlay zone.
- C. East Airport Employment (EAE) overlay zone.

17.74.080 Conceptual Master Plan requirements for large sites.

Sites with a combined area of more than four acres under common ownership shall receive Planning Commission approval of a conceptual master plan (CMP) prior to or in conjunction with a development proposal. The CMP is not intended to serve as a binding site plan, but rather provides overall guidance regarding future configurations of open space, public facilities, streets, taxiways and lots within the overlay district.

A. Conceptual Master Plan submittal requirements.

1. A narrative detailing how the CMP complies with applicable approval criteria.
2. Scaled drawings illustrating the following elements for the development site and the surrounding area:
  - a. The location and rights-of-way for existing and planned streets, which shall provide access to all existing and proposed parcels, consistent with the Transportation System Plan;
  - b. The general location and size of existing and planned sanitary sewer, storm water and water facilities, at adequate levels to serve existing and proposed development;
  - c. The location and area of floodplain, riparian, wetlands, and slope hazard areas;
  - d. Pedestrian and bicycle facilities and connections consistent with the TSP;
  - e. Configurations of existing and proposed open space, lots, structures, and taxiways; and
  - f. Zoning designations and overlay zone boundaries.

B. Conceptual Master Plan approval criteria. The applicant for CMP approval shall demonstrate that the proposed CMP is consistent with the following criteria:

1. The CMP shall address the requirements of subsections (B) through (D) and shall demonstrate how the proposed site and other sites within the same Airport Employment Overlay District can be efficiently developed.

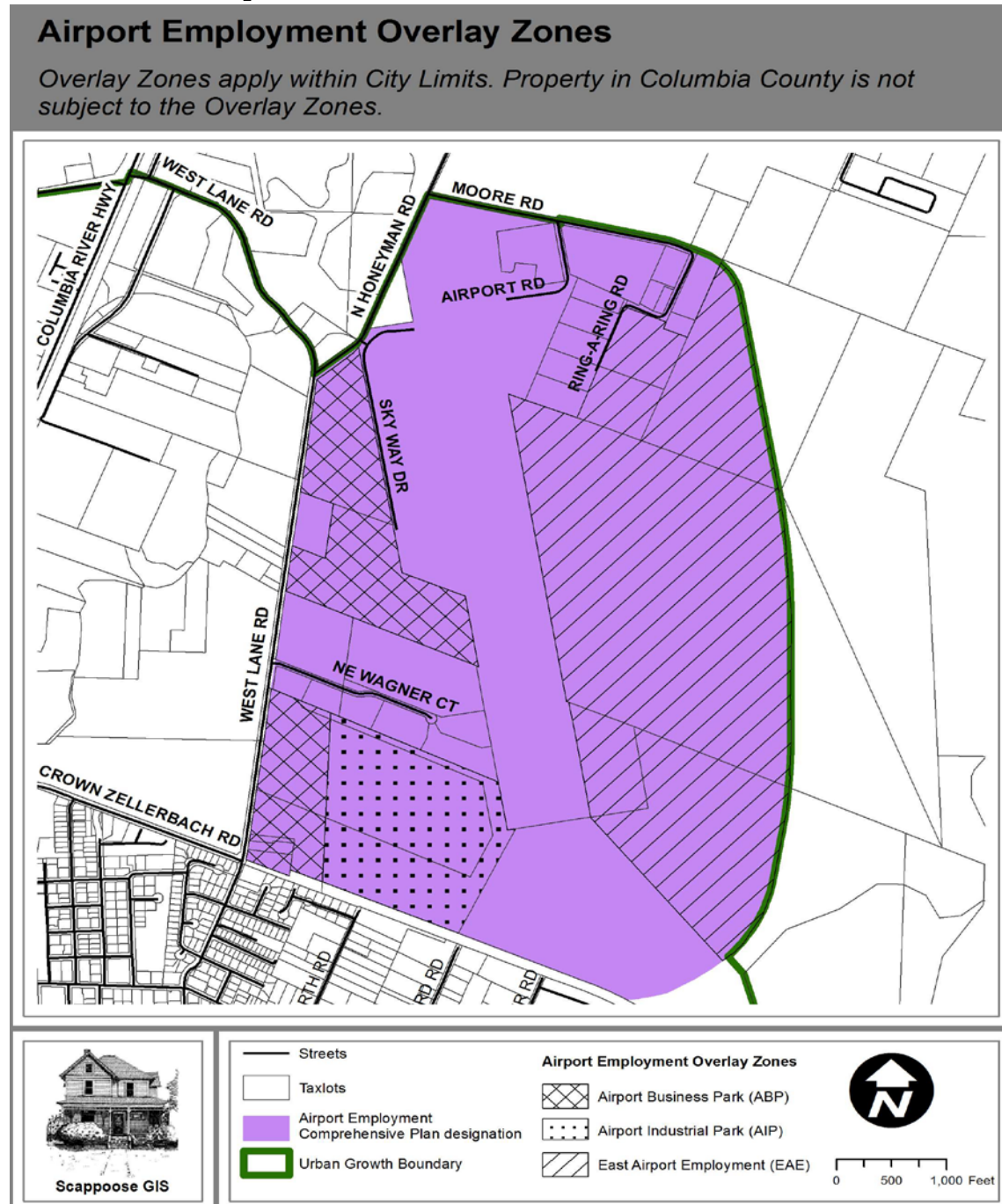
2. The CMP shall encourage the safe and efficient operation of the Scappoose Airpark consistent with the Scappoose Industrial Airpark Master Plan and the AO Public Use Airport Safety and Compatibility Overlay Zone, Chapter 17.88.
  3. The CMP shall facilitate safe and efficient access to Public Land designated on the Comprehensive Plan map or on any adopted park and recreational plan.
  4. The CMP shall provide for an efficient, multi-modal transportation system consistent with the Scappoose Transportation System Plan, any applicable transportation impact studies, and any applicable circulation plans approved with previous land divisions.
  5. The CMP shall ensure provision of taxiway access to the majority of sites within each of the Airport Overlay Zones.
  6. The CMP shall show how sanitary sewer, water and storm drainage facilities can be provided efficiently to the area proposed for development and remaining land within the same Employment Overlay District.
- C. Site size for AIP and ABP overlay zones. Consistent with the EOA, the minimum site size for an industrial park development in the AIP overlay zone or for a business park in the ABP overlay zone is 5 acres.
- D. Site size for EAE overlay zone. Consistent with the EOA, the conceptual master plan shall show how two large (approximately 50-acre) and two medium (approximately 20-to 30-acre) developable sites will be retained in conformance with industrial and campus site needs stated in Figure 33 of the EOA: Employment Land Demand by Site Size for Scappoose (2030). Development sites may be larger than these minimum areas (smaller lots may be combined into larger lots with no maximum size).
- E. Modifications to an approved CMP shall be processed in accordance with Chapter 17.162. The criteria in Section 17.74.080 shall continue to apply.

17.74.090 Dimensional requirements and development standards.  
The dimensional requirements and development standards within the Airport Employment Overlay Zones shall be in accordance with the standards for the PUA zone as specified in Section 17.69.070.

17.74.100

17.74.100 Environmental performance standards. The Environmental Performance Standards of Chapter 17.90 shall apply to all development in the Airport Employment Overlay Zones.

Figure 17.74.1: Airport Employment Overlay Zones Map. The AE overlay zones only apply within city limits. Those areas illustrated in the map but outside city limits are regulated by Columbia County.



**Table 17.74.1: Airport Industrial Park (AIP), Airport Business Park (ABP) and East Airport Employment (EAE) Use Categories**

P = Permitted (subject to Chapter 17.120)

A = Accessory to primary permitted use

L = Limited (special restrictions apply, see footnotes)

C = Conditional Use (subject to Chapter 17.130)

X = *Prohibited*

Use Category	Operating Characteristics	AIP	ABP	EAE
Educational Services - Commercial and Public	Commercial educational service uses are characterized by activities conducted in an office setting and generally focusing on serving students with supplemental education, enrichment, and/or tutoring. Public education service includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree. Colleges tend to be in campus-like settings or on multiple blocks, though they may be contained in a single building.	X	P	P
Community Services	Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis, or provide a central location for service delivery. The service is ongoing, not just for special events. The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.	C	P	C
Office	Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.	A	P	A

Use Category	Operating Characteristics	AIP	ABP	EAE
Commercial Retail	Sales-oriented: Stores selling, leasing, or renting the following items, provided that yards shall not be used for the storage or display of used building materials or any scrap or salvage; consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; and food sales.	A	L <sup>1</sup>	A
<sup>1</sup> Note: In the ABP overlay zone, commercial retail uses of 5,000 square feet or less of floor area are permitted; commercial retail uses between 5,000 and 20,000 square of floor area may be permitted through the conditional use process; and commercial retail uses of greater than 20,000 square feet of floor area are prohibited.				

Use Category	Operating Characteristics	AIP	ABP	EAE
Commercial Personal Service	Branch banks; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; tax preparers, accountants, real estate, legal, financial services; business, martial arts, and other trade schools; dance or music classes; taxidermists; mortuaries; veterinarians; kennels limited to boarding, with no breeding; and animal grooming.	X	P	X
Medical & Dental Services	Medical offices; dental offices; urgent medical care; and medical centers including facilities providing medical or surgical care to patients and offering overnight care. Medical centers tend to be on multiple blocks or in campus settings.	C	P	C

Use Category	Operating Characteristics	AIP	ABP	EAE
Commercial Entertainment	Indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; theaters, health clubs, gyms, membership clubs, and lodges; hotels, and motels.	C	P	C
Commercial Food Services	Restaurants, cafes, cafeterias, delicatessens, taverns, and bars.	C	C	C
Commercial Repair & Service	Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; tailor; locksmith; and upholsterer.	P	P	P
Self Service Storage	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.	X	C	X
Vehicle Repair	Firms servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles.	P	C	P
Automobile Rental	Automobile rental agencies.	C	P	C
Light Industrial Service	Light Industrial Service firms are engaged in the repair or servicing of light industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.	P	P	P

Light Manufacturing and Production	Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.	P	P	P
Warehouse & Distribution	Warehouse and Distribution involves the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.	P	C	P
Wholesale Sales	Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.	P	P	P