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January 21, 2020

RE: Statement of Zoning Compliance

The Iron Triangle LLC property located at 433 Patterson Bridge Road (Map No. 13S31E22D tax lot 2700) is zoned General Industrial (GI) and is located in the Northwest Sub-district of the John Day Innovation Gateway (IG) Overlay Zone.

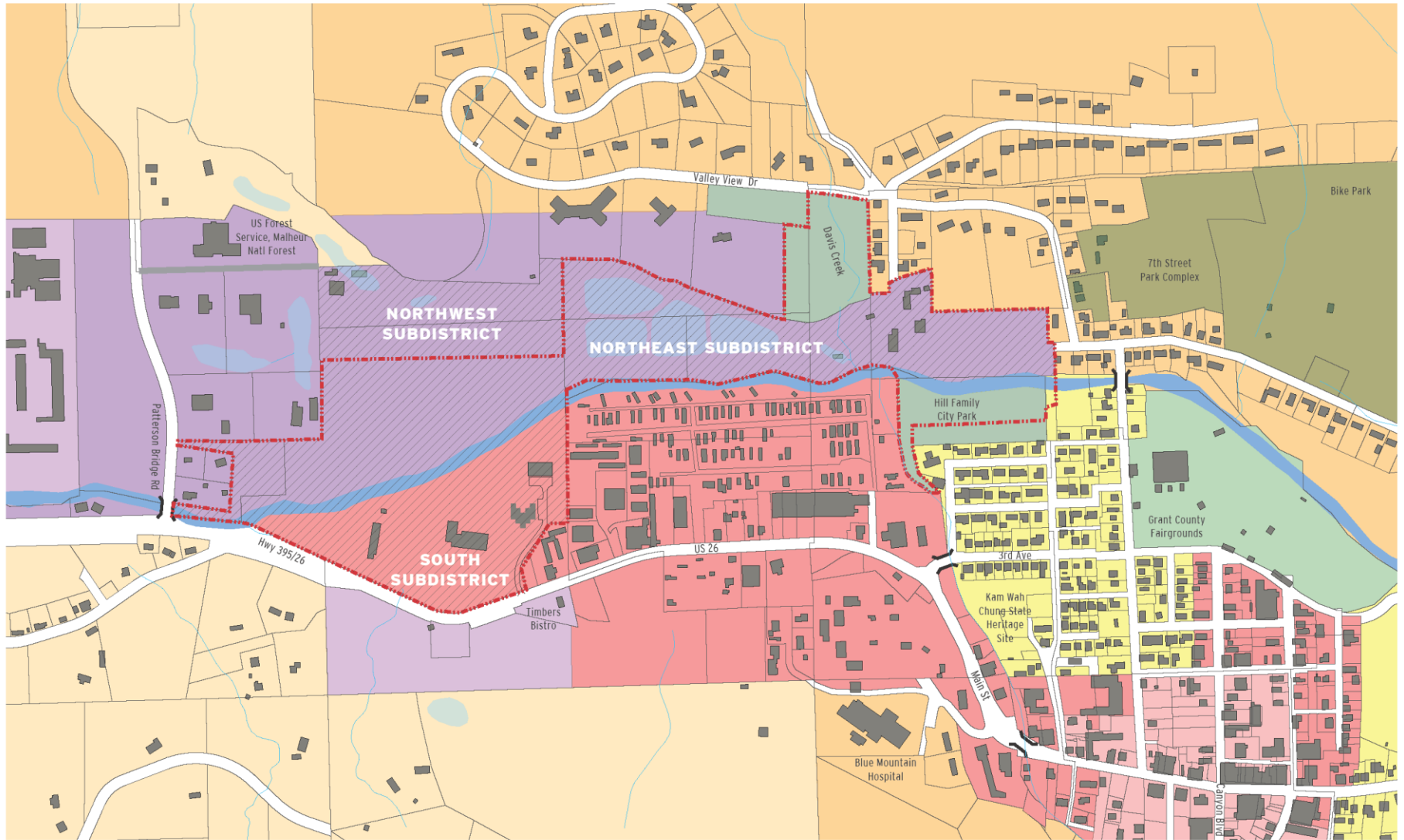
Innovation Gateway Overlay Zone – Application and Allowed Uses

The IG Overlay applies to the area planned and evaluated as part of the John Day Innovation Gateway Plan and as designated on the Zoning Map. In any zone which is a GW overlay zone, the requirements and standards of the IG Chapter shall apply in addition to those of the underlying zone; provided, that if a conflict in regulations or standards occurs, the provisions of the IG Chapter shall govern.

The purpose of the IG overlay zone is to implement the recommendations of the Innovation Gateway Plan, including to create welcoming, attractive, active area on both sides of the John Day River; support establishment of a system of integrated parks and trails within and adjacent to the area; allow for an appropriate mix of commercial, industrial and institutional uses; support the City's goals associated with water reclamation and re-use; and promote use of a variety of modes of transportation to travel to, from and within the area.

The IG zone includes three sub-districts, the Northeast, Northwest and South sub-districts as depicted in Figure 5-2.11-1 of the Code (enclosed). Use permitted outright or as conditional uses vary within the Northwest Sub-district include:

- Quick Vehicle Servicing or Vehicle Repair
- Retail Sales and Commercial Uses
- Self-Service Storage
- Industrial Service - Fully enclosed
- Manufacturing and Production
- Warehouse and Freight Movement
- Wholesale Sales - fully enclosed, less than 20,000 square feet of floor area
- Institutional Categories (basic utilities, daycare, parks and open space, religious institutions and schools)
- Accessory Structures, including Agriculture – Greenhouses and similar horticulture



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|--------------|--------------------------------|----------------------------------|
| Study Area | CG (County) General Commercial | Residential Limited |
| Tax Lots | Downtown Commercial | SR (County) Suburban Residential |
| Park Reserve | General Commercial | General Industrial |
| Overlay Zone | Residential General | GI (County) General Industrial |

ZONING & SUB-DISTRICT BOUNDARIES

