

**GLADSTONE MUNICIPAL CODE**

Zone Designation:	Light Industrial - L1
Adjacent Zone Designations:	L1, Single Family Residential
Allowed Uses:	Community Service Facility
Building Height:	35', increase allowed for sprinklered building
Side and Rear Setbacks:	None, unless abutting residential
Front and Street Setbacks:	None
Off Street Parking Setback:	5'
Landscaping	15% minimum of site area
Parking and Loading:	10 SF per stall if 10 or more stalls provided
Street Trees:	May be required
Minimum Off-Street Parking	
Office:	1 space per 370 SF
Meeting Room:	1 space per 75 SF + 1 space per administrative employee
Adult Classrooms:	1 space per 6 students + 1 space per administrative employee
Maximum Off-Street Parking Exempt From Maximum:	Fleet parking spaces, employee car pool spaces
Zone A: 20-Minute Peak Hour	NA
Zone B:	
Office:	1 space per 244 SF
Meeting Room;	NA
Adult Classrooms:	1.5 spaces per 6 students + 1.5 spaces per administrative employee
Bicycle Parking:	5% of minimum required automobile parking, but not less than 2
Covered:	If more than 7 required, 50% shall be covered
Car Pool Parking:	Government Offices with 50 or more employees shall designate 10% for car or van pool parking
Ground Floor Windows Required:	Yes
Trash and Recycling Standards:	Yes, minimum 10 SF; office and institutional uses 4 SF per 1,000 GSF

**GLADSTONE CIVIC CENTER**

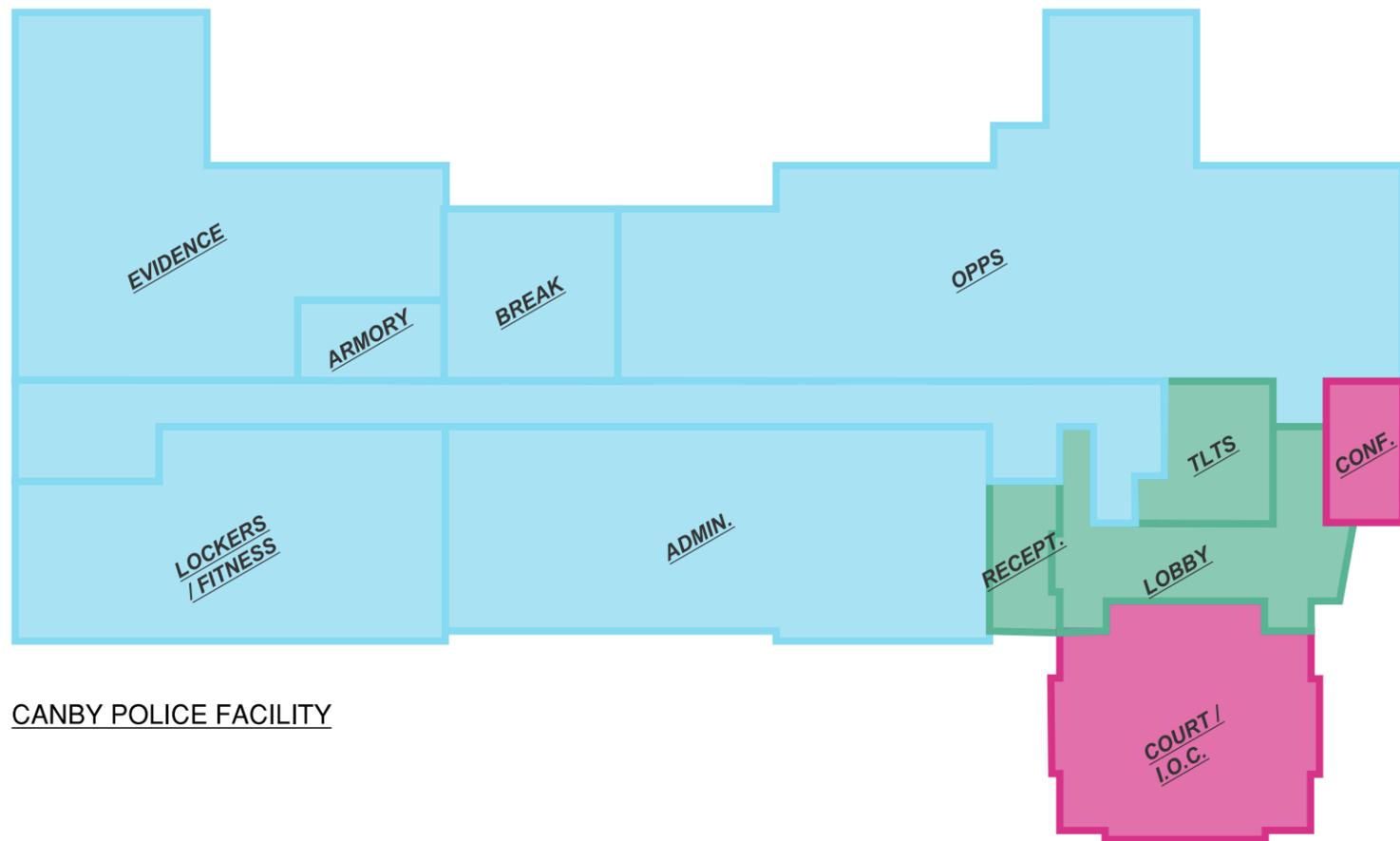
**EXISTING CONDITIONS**

18505 PORTLAND AVENUE  
GLADSTONE, OREGON  
7/18/2018 | JOB # 18044

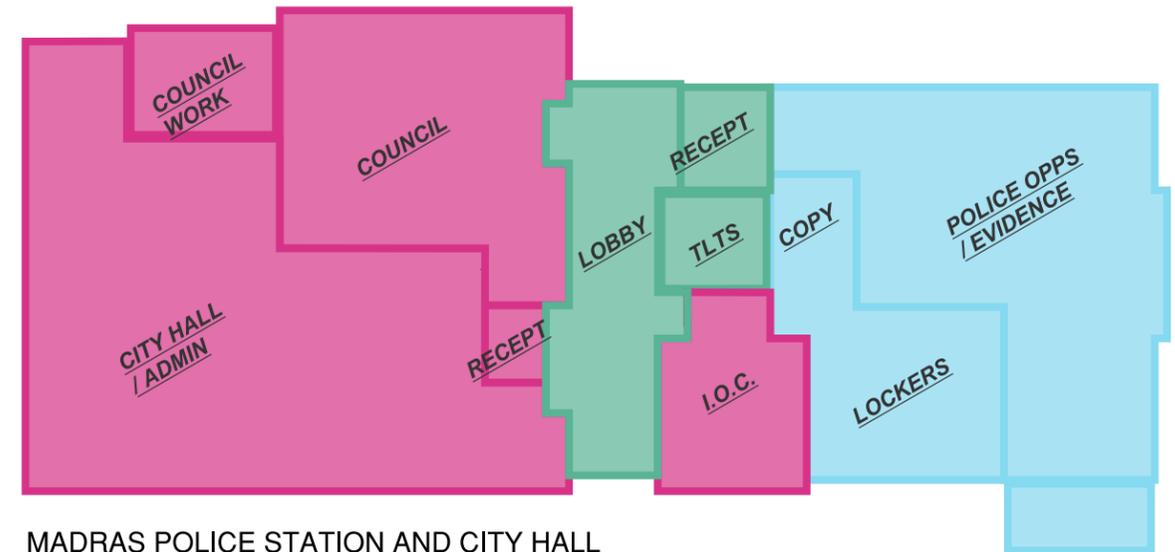


1" = 60'-0"

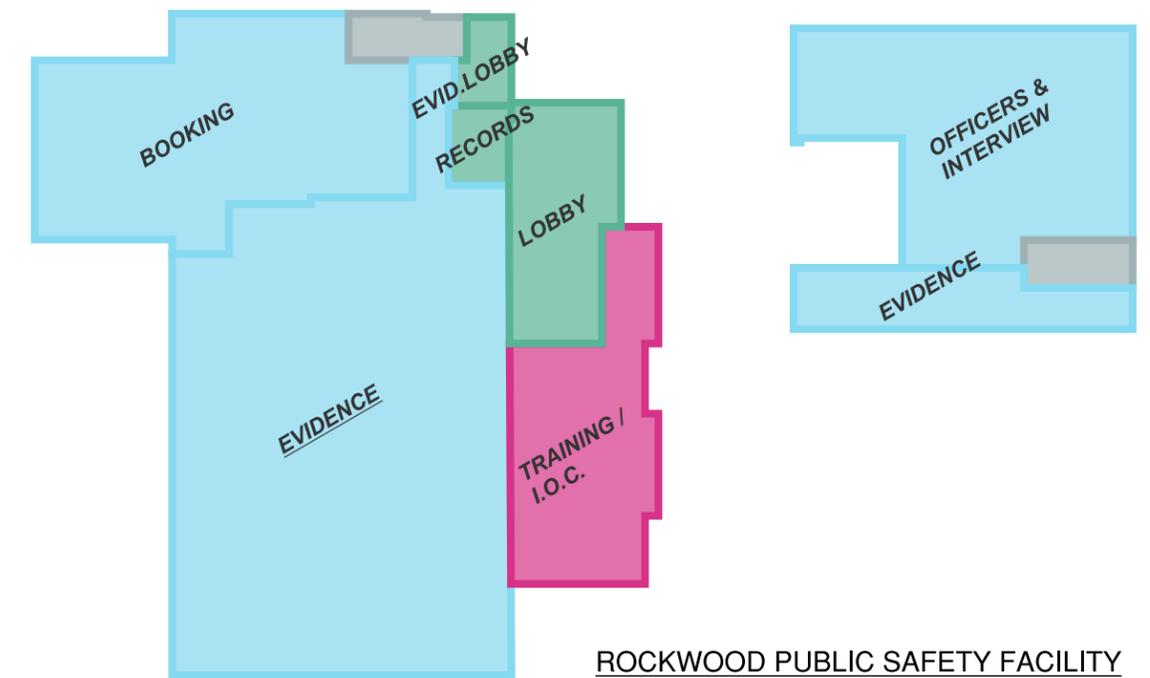




CANBY POLICE FACILITY



MADRAS POLICE STATION AND CITY HALL



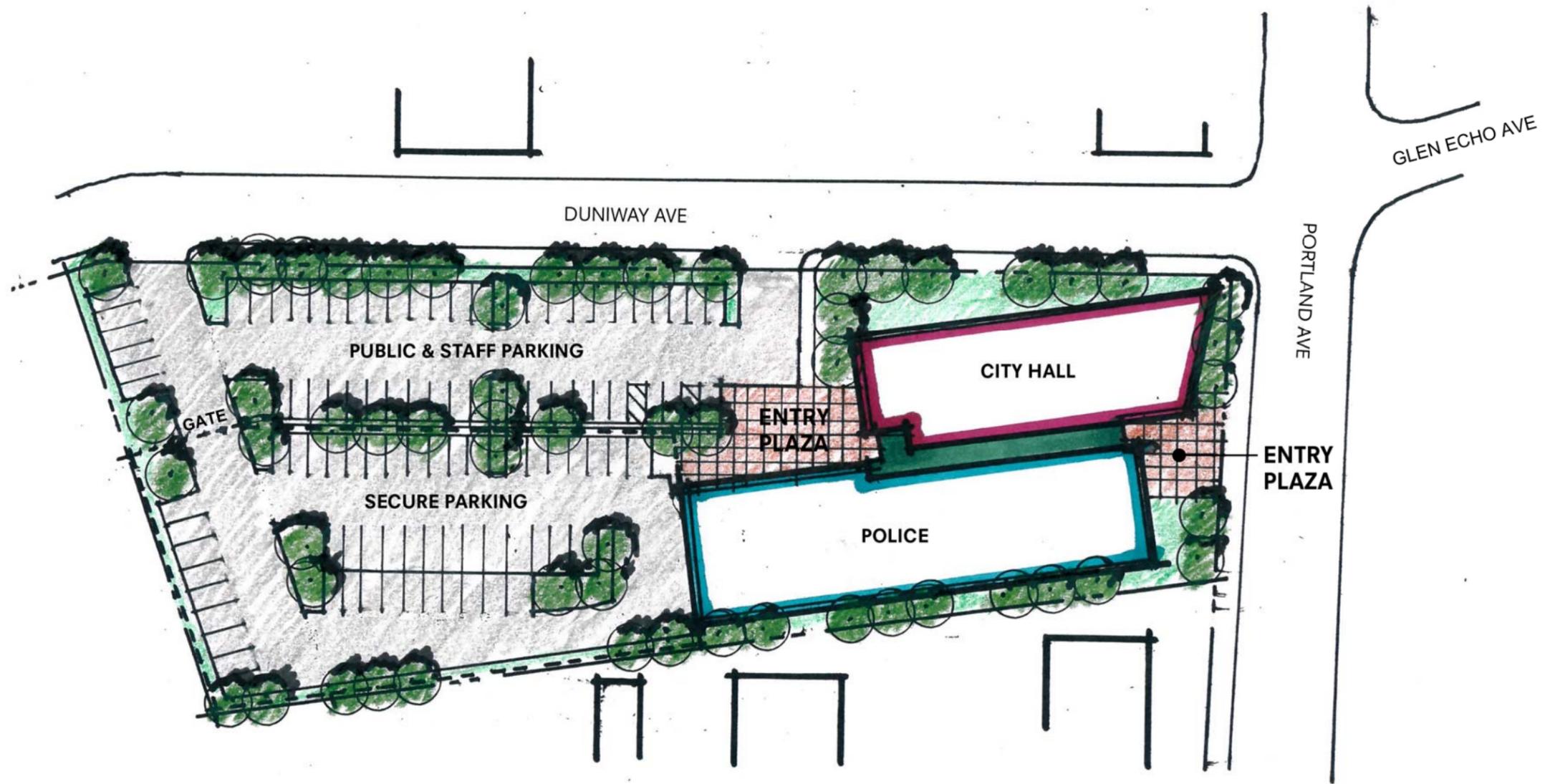
ROCKWOOD PUBLIC SAFETY FACILITY

GLADSTONE CIVIC CENTER

SCHEMATIC PRECEDENTS

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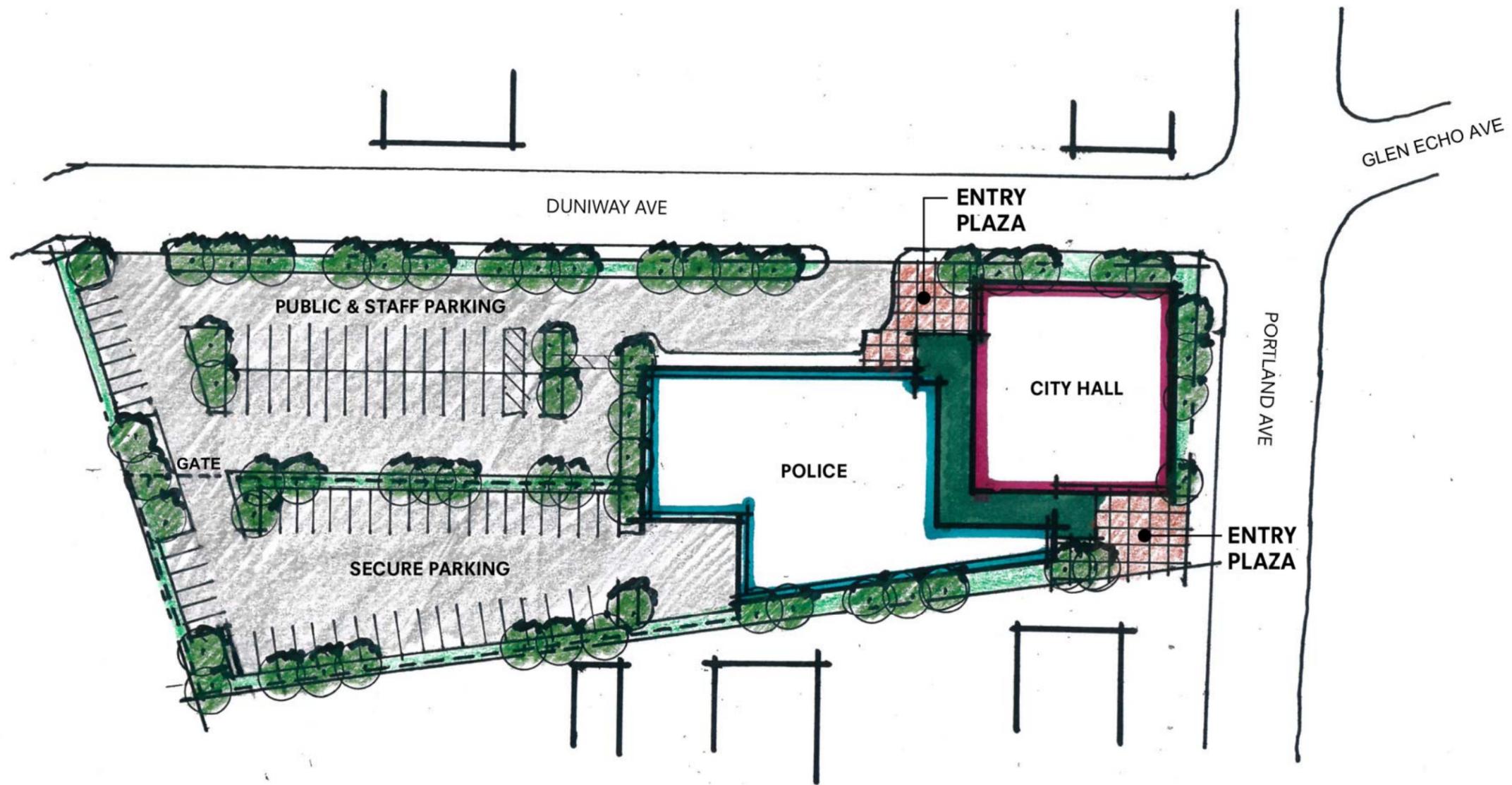
**CONCEPT SITE PLAN OPTION 1**

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1" = 60'-0"





**GLADSTONE CIVIC CENTER**

**CONCEPT SITE PLAN OPTION 2**

PORTLAND AVENUE  
 GLADSTONE, OREGON  
 07/16/18 | JOB # 18044



1" = 60'-0"

