

TITLE 10
CHAPTER 15

COMMERCIAL DISTRICT (C)

SECTION:

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10-15-1: PURPOSE: The Commercial District is intended to preserve and enhance areas within which a wide range of retail sales and businesses will occur.

10-15-2: PERMITTED BUILDINGS AND USES:

Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter.

Ambulance services

Antique shops

Appliance sales and service

Art supplies

Artist studios

Auction sales, excluding livestock

Automobile parts and accessories stores

Bakeries, retail

Banks

Barber and beauty shops

Bars or night clubs, including entertainment and sale of alcoholic beverages

Bicycle shops

Billiard and pool halls

Blood banks

Blueprinting

Book stores

Building maintenance service

Building material yards

Bus depots

Camera and supplies shops

Catering services
Clinics
Clothing, apparel shops
Clubs, lodges and meeting halls
Cocktail lounges
Confectionery stores with fountains
Curio shops
Dairy processing center
Data processing center
Day nurseries
Delicatessen stores
Department stores
Drapery stores
Dress and millinery shops
Dry cleaning establishments, coin-operated, custom and self- service
Electrical and electronic supplies, retail
Floor covering stores
Florist shops
Furniture stores
Garden supplies stores
Gift shops
Grocery stores, markets and supermarkets
Hardware stores
Health Studios, (Ord. 625, 6-30-80)
Home occupations, (Ord. 669, 5-17-82)
Hobby shops
Hotel, motel, motor motel or tourist courts
Interior decorator studios
Jewelry stores
Laboratories, medical and dental
Laundromats, hand laundries and self-service laundries

Leather goods stores

Liquor stores, package

Lockers, cold storage, retail

Locksmith shops

Movie theaters

Museums

Music stores

Newspaper printing establishments

Offices for the following:

Accountants

Attorneys

Physicians, osteopaths, dentists, optometrists, opticians, chiropractors and others licensed by the State of Oregon to practice the healing arts.

Engineers, architects, landscape architects, surveyors, and those engaged in the practice of drafting or graphics.

General administration

Insurance brokers

Lumber brokers

Real estate sales

Savings and loans

Stockbrokers

Telephone answering services

Offices similar to the above but not specifically listed

Office supplies and equipment stores

Paint and wallpaper stores

Parking areas, public or private

Parking garages, public or private

Pawnshops

Pet shops

Pharmacy and drug stores

Photographers' studios

Photographic film processing, photoengraving, photocopying and/or Photostatting

Planned unit developments (Chapter 23 of this Title)

Post offices

Printing shops

Radio and television broadcasting studios

Radio and television sales and services

Reducing salons

Restaurants, drive-ins and walk-ups.

Secondhand stores, if conducted within a wholly enclosed building

Sewing machine sales and service

Shoe repair shops

Sporting goods stores

Tailor shops

Taverns

Telephone and telegraph exchanges

Theaters

Tobacco shops

Toy stores

Travel agencies

Upholstery, automobile and furniture

Variety stores

Other buildings and uses determined to be similar to those listed in this Section and which do not have a different or more detrimental effect upon the adjoining areas than those buildings and uses specifically permitted.

10-15-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

Amusement establishments

Churches, excluding rescue missions or temporary revivals

Funeral homes

Greenhouses and nurseries, retail

Service stations

Automobile repair garage

Automobile sales, new and used

Mobile home/manufactured home sales and service

Truck repair garage

Public buildings and facilities

Residential units, provided that the building contains a commercial business and that the dwelling shall not occupy the front twenty five feet (25') and not more than fifty percent (50%) of the ground floor facing the principal commercial street; if access to the dwelling is from the principal commercial street, it shall be a separate entrance and not more than six feet (6') wide.

Single-family dwellings. (Ord. 625, 6-30-80)

Woodworking and cabinet shops, provided that the business includes retail sales of product(s) produced on the premises. (Ord. 659, 11-24-81)

Public and private elementary or secondary schools. (Ord. 723, 8-14-84)

10-15-4: LOT AND YARD REQUIREMENTS:

- A. Minimum Lot Dimensions: The minimum lot width shall be twenty five feet (25').
- B. Minimum Lot Area: The minimum lot area shall be two thousand five hundred (2,500) square feet.
- C. Lot Coverage: Eighty-five percent (85%) lot coverage, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.
- D. Yard Regulations:
 - 1. Front yards are not required except where setbacks have been established for road widening or other purposes.
 - 2. Side and rear yards are not required except:
 - a. Where setbacks have been established for road widening or other purposes.
 - b. Where the commercial use abuts a residential use, see FCC 10-34-3-7-D.

10-15-5: SITE AND DEVELOPMENT PROVISIONS:

- A. Building or Structural Height Limitations: The maximum building or structural height shall be twenty eight feet (28').
- B. Fences, Hedges, Walls and Landscaping: Refer to 10-34 of this Title for requirements.
- C. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)
- D. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definitions, and requirements.
- E. Signs shall be in accordance with Title 10, Chapter 26 of this Code, and amendments thereto. (Ord. 26, 2008)
- F. Access and circulation: Refer to Section 10-35 of this Title for requirements.
- G. Public Facilities: Refer to Section 10-36 of this Title for requirements.

10-15-6: GENERAL PROVISIONS:

- A. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.
- B. Where there is manufacturing, compounding, processing or treatment of products for wholesale, the front twenty five feet (25') of the building's ground floor facing the principal commercial street shall be used for commercial sales, business or professional offices.
- C. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance. (Ord. 625, 6-30-80)

Amended by Ordinance No. 15, Series 1988
Section 10-15-5 D, E - Amended by Ordinance No. 26, Series 2008
Sections 10-15-4 and 10-15-5 Amended by Ordinance No. 9, Series 2009