

Chapter 17.16

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

C-1 — LOCAL COMMERCIAL DISTRICT

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17.16.010 Purpose.

The purpose of this district is to implement the Comprehensive Plan and to provide for the location of small businesses or services in proximity to residences in order to provide for personal service needs of the local area.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (part), 1990.

17.16.020 Uses allowed outright.

In a C-1 zoning district, the following uses and their-accessory uses are allowed outright:

(1) Personal and business services such as barber or beauty shop, tailoring shop, sales agency, photography studio, small appliance repair and sales including radio, television and electronics;

- (2) Business or professional office;
- (3) Health services clinics;
- (4) Day care centers;

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History: Ord. 1131 §2 (part), 1990.

17.16.030 Residential accessory uses.

Accessory uses allowed in a residential zoning district shall be allowed in connection with single-family, two-family and multi-family dwellings in this zoning district. Such accessory uses shall comply with the standards applicable to accessory uses allowed in the R-7.2 zoning district.

17.16.040 Conditional uses allowed.

In a C-1 zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

- (1) Laundry or dry cleaning.
- (2) Laundromat.
- (3) Small grocery store or variety store.
- (4) Community service facilities such as a fire station, library, community center, park, utility facility or meeting hall and governmental offices.
- (5) Nursing homes and homes for the aged.
- (6) Dwellings subject to GMC Subsections 17.10.050 (1) through (4).
- (7) Foster homes.
- (8) Recreation vehicle park, subject to GMC Section 17.62.100 (recreation vehicle park).
- (9) Business activities conducted in conjunction with a use allowed outright under GMC Section 17.16.020 (uses allowed outright), not conducted wholly within an enclosed building and not specifically provided for under GMC Subsections 17.16.050 (1) through (3).
- (10) Uses operating between 12:00 a.m. and 5:00 a.m.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (part), 1990; Ord. 1198 §1(B), 1994; Ord. 1289 §1 (part), 2000; Ord. 1323 §1 (part), 2002; Ord. 1341 (part), 2003.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.16.050 Limitations on use.

All business activities, including service, repair, processing, storage and merchandise display shall be conducted wholly within an enclosed building except for the following:

- (1) Drive-through windows accessory to a use allowed outright;
- (2) Outdoor play areas accessory to a day care center;
- (3) Display of merchandise along the outside of the walls of a building provided such display does not extend more than three feet (3') from the walls and does not obstruct required pedestrian or bicycle access,

emergency access or off-street parking areas; and

(4) Activities approved in conjunction with a conditional use allowed under GMC Section 17.16.040 (conditional uses allowed).

(5) The use of Portable Storage Containers as defined in Chapter 5.22.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (part), 1990; Ord. 1392 § 5, 2007.

17.16.060 Dimensional standards.

Except as provided in GMC Chapter 17.38 (planned unit development), Chapter 17.72 (variances) and Chapter 17.76 (exceptions), the following dimensional standards shall apply in a C-1 zoning district:

(1) Front Setbacks. There shall be no minimum front setback requirement except when a front lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum front setback shall be twenty feet (20').

(2) Rear Setbacks. There shall be no minimum rear setback requirement except when a rear lot line abuts a residential zoning district, in which case the minimum rear setback shall be fifteen feet (15').

(3) Side Setbacks. There shall be no minimum side setback requirement except when a side lot line abuts a residential zoning district, in which case the minimum side setback shall be fifteen feet (15').

(4) Street Side Setbacks. There shall be no minimum street side setback requirement except when a street side lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum street side setback shall be twenty feet (20').

(5) Off-Street Parking. The boundary of any area developed or intended for off-street parking shall be located a minimum of five feet (5') from all property lines.

(6) Architectural Features. Architectural features such as cornices, eaves, gutters, chimneys and flues may project a maximum of two feet (2') into a required setback area.

(7) Building Height. The maximum building height shall be thirty-five feet (35'). Vertical projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles

and similar objects not used for human occupancy are exempt from the maximum building height standard.

(8) Equipment Setbacks. There shall be no minimum setback requirements for central air conditioners, heat pumps and similar equipment except when a lot line abuts a residential zoning district, in which case the minimum setback requirement from the lot line abutting the residential zoning district shall be ten feet (10').

(9) Fences and Walls. The following standards shall apply to fences and walls of all types whether open, solid, wood, metal, masonry or other material:

(a) When located between the front lot line and the front building line, fences and walls shall not exceed three feet (3') in height.

(b) Fences and walls not subject to Subsection (9)(a) of this Section shall not exceed six feet (6') in height.

(c) An exception may be granted to the maximum fence or wall height standards pursuant to review of an application for conditional use; alteration, expansion or change of use of a nonconforming use; or design review and when an exception is found necessary to provide adequate screening for the use.

(d) Fences and walls shall comply with GMC Chapter 17.54 (clear vision).

(10) Portable Storage Container Setbacks. When a lot line abuts a residential district, a setback does not apply to Portable Storage Containers as defined in Chapter 5.22.

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History: Ord. 1131 §2 (Part), 1990; Ord. 1323 §1 (part), 2002.

17.16.070 Exceptions in case of large scale development.

The standards and requirements of the regulations of this section may be modified by the Planning Commission in the case of a plan and program for a planned unit development, or a large scale shopping center, providing the modifications are not detrimental to the public health, safety and welfare and providing the Planning Commission determines there is provision for adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the developed tract and its relation to adjacent areas and for such covenants or other legal provisions as will assure conformity to and achievement of the plan.

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History: Ord. 1131 §2 (part), 1990.