

Chapter 18.32: C2 DISTRICT

18.32.010 Purpose and function.

The commercial districts are intended to provide for the principal shopping, business and transportation center serving the community and its trading area. The C2 district is intended to provide for those types of retail, wholesale, transportation, and service uses which because of traffic, size and other requirements depend upon particular locations to serve the needs of the community and its trading area. Thus, the zone allows a full range of retail and service businesses with a local or regional market, and is to be characterized by attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is expected to be generally auto-oriented, and intended to be aesthetically pleasing for motorists, pedestrians, and the businesses themselves.

18.32.020 General and dimensional provisions.

- A. All new development shall be subject to the Design Review requirements contained in Chapter 18.45.
- B. In addition, the general and dimensional provisions for uses in a C2 district are as follows:
 - 1. Minimum lot area: no limitation.
 - 2. Minimum street dimension: sixty (60) feet.
 - 3. Minimum front setback: twenty (20) feet.
 - 4. Minimum side and rear setbacks: ten (10) feet.
 - 5. Maximum building height: Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building. Buildings in excess of this height limitation may be approved through a conditional use permit subject to the provisions of 18.76.010 and 18.76.080.
 - 6. Maximum lot coverage: eighty (80%) percent.
- C. Setbacks along designated stream corridors shall comply with the requirements of Chapter 18.68.

18.32.030 Principal uses permitted outright.

Principal uses permitted outright shall be as follows:

A. Retail Sales and Service. Examples are as follows:

1. Amusement facilities, such as arcades, amusement parks, bowling alleys, roller or ice rinks.
2. Appliance sales and incidental service.
3. Bakery for retail sales on the premises only
4. Bank.
5. Car Washes
6. Church
7. Cocktail lounge as part of a restaurant.
8. Equipment rental limited to small equipment for household, recreation, or business.
9. Hotel or Motel.
10. Landscape nurseries.
11. Mortuary.
12. Motor vehicle sales and repair.
 - a. Includes passenger vehicle, light and medium truck, motorcycle, boat and recreational vehicle sales and repair in an enclosed building; quick lubrication services; transmission or muffler services; auto body services; detailing and upholstery shops.
 - b. Does not include junking, wrecking, storage, towing, or salvaging operations.
13. Motion picture production studios and allied services
14. Parking lot or parking garage.
15. Plumbing, heating and electric business with no outside storage.'
16. Recreational vehicle sales.

17. Restaurant, cafe.
18. Retail dry-cleaning and pressing services.
19. Retail photo copying and printing
20. Retail Stores.
21. Tavern.
22. Theater, except drive-in theater.
23. Urgency medical care.
24. Self-service storage facilities.
25. Wholesale trade, except scrap and waste materials.

B. Office uses. Examples are as follows:

1. Business and professional offices.
2. Medical or dental clinics.
3. Television and radio studios.
4. Veterinary clinics and hospitals for small animals.

C. Public use facilities not exceeding 15,000 square feet. Examples are as follows:

1. Auditoriums.
2. Bus depot, but not bus garage or storage yard.
3. Business, technical, or trade school.
4. Club, fraternal, union or lodge, social or recreational building.
5. Hospital
6. Passenger terminal.
7. Public building.
 - a. Includes government offices, buildings and libraries.

- b. Does not include storage, warehousing or other uses of an industrial character.
- 8. Railroad right-of-way and associated operating facilities, but no yard, industrial spurs, or other similar facilities.

18.32.040 Accessory uses permitted outright.

Accessory uses permitted outright shall be as follows: A use customarily incidental and subordinate to a principal use permitted outright. Examples are as follows:

A. Retail sales and services.

- 1. Gasoline, parts and tire sales when accessory to a vehicle sales or repair use.
- 2. Manufacturing or repackaging of goods for on-site sales.
- 3. Offices necessary for the retail sales or services.
- 4. Parking.
- 5. Storage of goods.

B. Office uses.

- 1. Cafeterias.
- 2. Health facilities.
- 3. Other facilities primarily for the use of employees in the firm or business.

C. Public Use Facilities.

- 1. Concessions.
- 2. Restaurants.

18.32.050 Conditional uses permitted.

- A. Approval of a conditional use shall not be granted unless the specific proposal meets the criteria under Section 18.76 and the applicable provisions of this title and Chapter 18.58.

B. The following conditional uses may be permitted in a C1 district.

1. Assembly and packaging of previously prepared materials of such products as candy, cosmetics, drugs, musical instruments, toys, novelties, rubber and metal stamps, optical goods, scientific and precision instruments and equipment.
2. Cemetery;
3. Condominium developments, subject to the requirements of ORS Chapter 100.
4. Drive in Theatre
5. Golf course, including clubhouse, but not an independent pitch-and-putt course or golf driving range;
6. Manufactured homes used as a residence for a night watchman or caretaker.
7. Noncommercial storage areas within condominium developments for the storage of recreational vehicles, boats, trailers, fifth wheels and other vehicles, available for use only by residents of the condominium development, and meeting the requirements of Section 18.76.075 of this code.
8. Outright permitted uses in excess of the height limitations of Section 18.28.020.
9. Public park, playground, or recreational area, and buildings used in connection therewith;
10. Public, private, or parochial school;
11. Private club, lodge, convent, social or recreational building, or community assembly hall, except those having a chief activity carried on for monetary gain;
12. Private nursery school, kindergarten, or daycare center on a lot having a minimum of ten thousand (10,000) square feet, provided there is established in connection therewith a play lot having a minimum area of four hundred (400) square feet plus an additional forty (40) square feet for each child in excess of ten (10), which play lot is separated from adjoining properties by a sight-obscuring security fence;
13. Public use facilities exceeding 15,000 square feet. Examples are as follows:
 - a. Auditoriums.
 - b. Business, technical, or trade school.
 - c. Bus depot, but not bus garage or storage yard.

- d. Club, fraternal, union or lodge, social or recreational building.
 - e. Hospital
 - f. Passenger terminal.
 - g. Public building.
 - (1) Includes government offices, buildings and libraries.
 - (2) Does not include storage, warehousing or other uses of an industrial character.
 - h. Railroad right-of-way and associated operating facilities, but no yard, industrial spurs, or other similar facilities.
- 14. Public utility and communication facilities, such as a branch telephone exchange, static transformer, booster station, or pumping station;
 - 15. Recreational vehicle camping parks.
 - 16. Residential care facility;
 - 17. Senior citizen/handicapped housing facility;
 - 18. Telecommunications facilities.
 - 19. Uses operating between 10:00 P.M. and 7:00 A.M.