

SECTION 3.060. GENERAL COMMERCIAL ZONE, CG.

The General Commercial zone is intended to provide areas within which a variety of retail and wholesale business will occur. These areas would serve general community needs with types of activities which need not be conducted wholly within an enclosed building. In a C-G Zone, the following regulations shall apply:

A. Uses Permitted Outright. In a C-G Zone, the following uses and their accessory uses are permitted outright subject to Zoning Permit approval in accordance with MCZO Section 5.010. Authorization of such uses does not require notice to adjacent property owners or other interested parties and does not constitute a land use decision pursuant to ORS 197.015(10); except as required by MCZO Section 5.020, and as limited by subsection H of this section.

1. Bank or other financial institution.
2. Agricultural or horticultural use providing no livestock or poultry is kept within 100 feet of a dwelling not on the same lot.
3. Laundry or dry-cleaning institution.
4. Public park, playground, or similar recreational use.
5. Printing shops, newspapers or other publishing businesses.
6. Personal service business.
7. Retail trade establishment.
8. Church.
9. Drug Store, pharmacy or liquor store.
10. Community meeting building, fraternal or social organization.
11. Food, grocery or general merchandise store.
12. Parking facility.
13. Gift shop or similar tourist-oriented specialty shops.
14. Self-service laundry.
15. Home appliance repair.
16. Sporting goods store.
17. Business or professional office.
18. Department or furniture store.

B. Uses Subject to Administrative Review. In the C-G Zone, the following uses and activities and their accessory buildings and uses may be permitted outright through the Site Plan

Review process provided in MCZO 5.020, and subject to the provisions of this Section if determined by the Planning Director to satisfy the applicable criteria and provisions of law. Notice and an opportunity to file an appeal must be provided in the manner described in ORS 215.416. These uses may be referred to the Planning Commission for review if deemed appropriate by the Planning Director.

1. Hospital or nursing home.
2. Public or private school.
3. Medical or dental clinic.
4. Commercial recreation facility.
5. Commercial activity or use directly serving agriculture.
6. Motel, hotel.
7. Car wash.
8. Eating or drinking establishment, including drive-in restaurants and those serving alcoholic beverages.
9. Veterinary clinic or kennel.
10. Childcare Center
11. Cabinet or carpenter shop.
12. Building supply outlet.
13. Plumbing, heating or electrical shop.
14. Public or semi-public use and public utility facility.

C. Conditional Uses. In a C-G Zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of Article 6 of this ordinance.

1. Automotive sales and services.
2. Radio or TV station.
3. Boat, trailer, Recreational Vehicle or mobile home sales and service.
4. Utility substation.
5. Farm and heavy equipment sales and service.
6. Sheet metal shop.
7. Service station, truck stop.

8. Multi-family dwelling.
9. Mobile home park.
10. Drive-in theater.
11. Mortuary.
12. Plant nursery or greenhouse.
13. Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining areas or districts than the buildings and uses specifically listed, shall only be incidental and directly related to the operation of permitted General Commercial uses.
14. A single family residence in conjunction with a business. (MC-C-7-98)

D. Yards. In a C-G Zone, the minimum yard requirements shall be as follows:

1. A front yard shall be a minimum of 20 feet between a building or structure and the street right-of-way line.
2. A side or rear yard abutting a street shall be a minimum of 10 feet.
3. A side or rear yard abutting a residential zone shall be a minimum of 25 feet.
4. A rear yard abutting an alley shall be 10 feet when it is used for servicing the commercial establishment.

E. Height of Building. In a C-G Zone, no building shall exceed a height of 45 feet.

F. Lot Coverage. In a C-G Zone, buildings shall not occupy more than 70 percent of the total lot area, except as approved by the Planning Commission.

G. Lot Size. In a C-G Zone, the minimum lot size shall be as follows.

1. For residential uses permitted pursuant to this section the residential lot size standards set forth in the SR Zone shall apply.
2. For all other uses permitted by this section, the minimum lot size shall be governed by the combined yard, lot coverage, off-street parking requirements, and other requirements set forth by this section.
3. If the site is located within the Urban Growth Boundary of a city, the lot size standards for the city shall apply.

H. Use Limitations. In a C-G Zone, permitted uses shall be subject to the following limitations and standards:

1. All parking demand created by any use permitted under the provisions of this section shall be accommodated on the subject premises entirely off-street, except as approved

by the Planning Commission.

2. No use permitted by this section shall require the backing of traffic onto a public or private street, road or alley right-of-way to accommodate ingress or egress to any use or the premises thereof.

3. There shall not be more than one ingress and one egress from properties accommodating uses permitted by this section per each 300 feet of public street frontage or fraction thereof. If necessary to meet this requirement, permitted uses shall provide for shared ingress and egress.

4. All uses permitted by this section shall be screened from abutting properties in a residential zone by densely planted trees and shrubs or sight-obscuring fencing.

5. All uses shall be subject to any additional requirements for access and parking in Article 4 and the Transportation System Plan, as well as any specific requirements recommended by the TIA, if applicable.

I. Sign Limitations. In addition to standards and regulations set forth by this ordinance relative to signs, and by ORS Chapter 377 and Administrative Rules adopted pursuant thereto when applicable in a C-G Zone, the following sign limitations shall apply:

1. No free-standing sign shall exceed 200 square feet and a height of 20 feet.

2. No sign shall exceed 25% of the area of the wall it is attached to.

3. No sign shall be located within or protrude into or over a street right-of-way.

4. All signs shall be located in such a manner so as to not shine or reflect glare directly onto a lot in an abutting residential zone or onto a street right-of-way.

J. Off-Street Parking and Loading. In a C-G Zone, off-street parking and loading shall be provided in accordance with the provisions of this section and Article 4.

K. Transportation Impacts

1. Traffic Impact Analysis (TIA). In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. Heavy vehicles – trucks, recreational vehicles and buses – will be defined as 2.2 passenger car equivalents. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and, mitigation of the impacts. If the corridor is a State Highway, use ODOT standards. (MC-C-8-98)