

SECTION 3.5 : C-2 : GENERAL COMMERCIAL ZONE

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SECTION 3.510 PURPOSE

The purpose of the C-2 General Commercial Zone is to provide for a broad range of commercial uses and activities to serve the needs of the City and its visitors. The General Commercial Zone shall provide for a broader range of commercial development than may be located in the C-1 zone.

SECTION 3.520 OUTRIGHT USES PERMITTED A permitted use is a use which is permitted outright subject to the applicable provisions of this code. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Section 13.091.

In a C-2 Zone the following uses and their accessory uses are permitted outright.

1. An outright or conditional use in the C-1 Zone.
2. Personal business service establishments such as barber or beauty shop, clothes cleaning or funeral home.
3. Professional, financial, business and medical offices.
4. Retail business establishments excluding new and used car, boat, recreational vehicle or manufactured dwelling sale.
5. Technical, professional, vocational and business schools.
6. Membership organizations such as union, lodge hall, club or fraternal buildings.
7. Eating and drinking establishments.
8. Automobile repair establishment.
9. Building materials sales yard.
10. Cabinet, carpenter, woodwork, sheet metal shops or similar establishments.
11. Mini-storage warehouses or similar storage areas.
12. Wholesale storage and distribution facilities including cold storage.
13. Non-public recreation facilities.
14. Public service and public utility use.

15. Veterinary hospital: including grooming and in-facility boarding, with no outside kennels.
16. Feed Store/Garden Center.
17. Single family dwelling, duplex, or Manufactured Dwelling in accordance with Section 6.210.
18. Home occupation (see Section 6.120).
19. Family day care center or day care center.
20. Residential home and Residential care facility.
21. Manufactured dwelling, recreation vehicle or a construction office used during the construction period of a permitted or conditional use for which a building permit has been issued, but not to exceed one year.
22. Medical or Marijuana and Marijuana Infused Product Dispensary subject to:
 - A. Dispensary must not be located within 1,000 feet of another marijuana dispensary nor within 1,000 feet of real property of a public or private elementary, secondary or career school, an established day care or preschool; nor student training facility such as a dance studio, athlete, music and similar training facilities; nor public recreation facilities attended primarily by minors. (*“Within 1,000 feet” means a straight line measurement in a radius extended for 1,000 feet or less in every direction from a specified location or from any point on the boundary line of a specified unit of property*)
 - B. Dispensary must be authorized in accordance with ORS 475.314 and licensed by the Oregon Liquor Control Commission OLCC.

SECTION 3.530 CONDITIONAL USES PERMITTED A conditional use is a use the approval of which is at the discretion of the Planning Commission as set forth in Article 8 Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Section 13.091.

In a C-2 Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 8 and standards in Section 3.540.

1. Church or other religious structures.
2. Amusement enterprises such as theater or bowling alley.
3. Commercial recreation such as driving range or miniature golf course.
4. Primary, elementary, junior or senior high schools; or a higher education institution.
5. Community meeting buildings.
6. Government facilities.

7. Hospital, sanitarium, rest home, nursing or convalescent home.
8. Hotel, motel or other tourist accommodations.
9. Triplex or multi family dwelling.

SECTION 3.535 PROHIBITED USES A prohibited use is one which is expressly prohibited in the zone. In addition, uses not specifically listed as permitted or conditional in the zone, or deemed to be similar uses permitted to Section 13.091 are also prohibited.

1. The sale or holding out for sale, or allowing others to sell or hold out for sale, more than (1) new or used vehicle, motor home, trailer, recreational vehicle, motorcycle, or boats at any one time on a tax lot.¹

SECTION 3.540 C-2 ZONE STANDARDS

In a C-2 Zone the following standards shall apply. (For possible exceptions see Article 4.)

1. Lot:
No minimum requirements.
2. Front yard:
Minimum of 25 feet.
3. Side yard:
5 feet, except when abutting an "R" Zone and the side yard shall be at least 15 feet.
4. Rear yard:
None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.
5. Height restriction:
Maximum height of a structure shall be 30 feet.
6. Lot coverage:
No requirements except for a residential dwelling for which the lot coverage is the same as in an R-3 Zone.
7. Off-street parking:
As specified in Section 6.130.
8. Transportation Improvements.
As specified in Section 6.300, Transportation Improvements.
9. Sign requirements:
As specified in Section 6.040.
10. Buffer Requirements:
 - A. The sand dune ridge located to the west of the improved portion of Railroad Avenue shall be maintained. This ridge shall not be breached or reduced in size.

B. Where a yard required in Section 3.540(2) – 3.540(4) abuts a residential zone, the required yard shall contain: a dense evergreen plantings which attains a mature height of at least eight (8) feet, a six-foot fence made of wood, or a combination of evergreen plantings and fencing

11. Other applicable accessory use provisions are specified in various sections of Article 8.