

ARTICLE 10.00

C-1 COMMERCIAL ZONE

10.01 PURPOSE

The Commercial Zone is intended to provide for the broad range of commercial operations and services required for the proper and convenient functioning of commercial centers. Uses permitted are intended to include all retail and service operations that may be appropriately located within a shopping district and that are normally required to sustain a locality.

10.02 PERMITTED USES

The following uses are permitted outright in a C-1 Zone:

1. Uses permitted outright in the R-1 Zone and subject to the regulations of the R-1 Zone.
2. Multi-family dwellings subject to Section 20.10 Site Plan Requirements.
3. Machinery, farm equipment, or implement sales, service, rental and/or repair.
4. Hatching and raising of fowl. The raising of rabbits, bees, and the like, and the keeping of domestic animals except pigs.
5. Amusement enterprise such as theater, pool hall, bowling alley, skating rink, or golf driving range.
6. Appliance sales, service and repair.
7. Auction, when entirely within an enclosed building.
8. Auto repair shop.
9. Auto sales, service, rental, or storage.
10. Bakery.
11. Bank or other financial institution.
12. Barber shop or beauty parlor.
13. Bicycle, motorcycle, and snowmobile sales, service or repair.

14. Blacksmith shop.
15. Blueprinting, photostating, or other reproduction process.
16. Building materials supply store and sales yard, retail only.
17. Bus depot.
18. Business college.
19. Business machine sales, service or repair.
20. Catering establishment.
21. Club or lodge hall.
22. Confectionery.
23. Delicatessen.
24. Drug store or pharmacy.
25. Dry goods store.
26. Dry cleaning or processing.
27. Feed, seed, grain, and farm supplies.
28. Floor covering sales and service.
29. Florist shop.
30. Fuel oil distribution, retail, providing fuel storage is underground.
31. Garden supply store.
32. Gift shop.
33. Grocery store.
34. Hardware store.
35. Hotel.
36. Laboratory for experimental, photo, or electronic research or testing.
37. Laundry.
38. Locksmith.

39. Magazine or newspaper distribution agency.
40. Marine craft sales, service, supplies, or repair of small craft.
41. Meat market or frozen food store.
42. Mortuary.
43. Motel.
44. Newspaper publishing or printing plant.
45. Notion or variety store.
46. Nursery or greenhouse.
47. Office.
48. Outdoor advertising or billboard.
49. Parking lot or garage.
50. Paint store.
51. Pawn shop.
52. Radio-television repair shop.
53. Restaurant.
54. Restaurant or hotel supply.
55. Retail store or shop.
56. Scientific or professional instrument sales or repair.
57. Service station and/or car wash.
58. Small household, recreational, or business equipment rental, sales or repair.
59. Sporting goods sales, service or repair.
60. Studio, including music, dancing, art, photography, or health.
61. Tavern.
62. Taxidermy shop.
63. Telephone or telegraph exchange.

64. Tire shop, including tire recapping.
65. Trailer sales, service, repair and off-premise rental.
66. Upholstery shop.
67. Veterinarian's business or animal hospital.
68. Watch or clock repair.

10.03 CONDITIONAL USES PERMITTED

The following uses and their accessory uses may be established in a C-1 Zone as conditional uses subject to the approval of the Planning Commission and when authorized in accordance with the provisions of Article 21.00.

1. Heliport.
2. Church.
3. Governmental structure or use including park, playground, recreational building, fire station, library, or museum.
4. Grange hall or community building.
5. Hospital, sanitarium, rest home, home for the aged, nursing home or convalescent home.
6. Exploration, mining or processing geothermal resources.
7. Utility facilities.
8. Radio or television transmitter or tower.
9. Schools.
10. Temporary usage.
11. Off-premise advertising.
12. Trailer park.
13. Boarding of dogs for profit.
14. Outdoor amusement or recreational uses including, but not limited to, golf course, race track, rodeo arena, or amusement park.
15. Other uses per criteria in Section 21.06 2

10.04 DEVELOPMENT STANDARDS

1. Except as provided in Section 18.04, the yards in a C-1 Zone shall be as follows:
 - A. The front yard shall be a minimum depth of 20 feet.
 - B. The rear yard shall be a minimum depth of 10-feet.
 - C. The side yard shall be a minimum depth of 5-feet where abutting a residential zone.
 - D. No business building shall exceed a height of 45-feet.
 - E. No minimum lot size is defined for new lots and parcels in the C-1 Zone.
2. Animals other than cats, dogs and other domestic pets shall be provided at least 10,000 square feet of area, and shall be limited to the following density per 10,000 square feet:
 - A. One horse or cow.
 - B. Five sheep or goats.
 - C. Twenty-four chickens or rabbits.
 - D. A nursing horse or cow up to 200 days of age, or a sheep or goat up to 100 days, shall not be considered in calculating the number of allowable animals.
3. Signs in the C-1 Zone shall meet the following standards:
 - A. All off-premise signs within view of any State Highway shall be regulated by State regulations under ORS Chapter 377 and receive building permit approval.
 - B. All on premise signs shall meet the Oregon Administrative Rule Regulations for on premise signs which have the following standards:
 - (1) Maximum total sign area for one business is 8 percent of building area plus utilized parking area, or 2,000 square feet, whichever is less.
 - (2) Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.
 - (3) Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on-premises signs with the total allowable of 250 square feet, 125 square feet maximum for any one face of a sign.

(4) Maximum height of freestanding signs adjacent to Interstate Highways is 65 feet, for all other highways 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign. Maximum height of roof signs is 15-feet above roof line or highway grade, whichever is higher to the top of the sign.

C. All on premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit, Oregon State Highway Division.

D. Signs in the C-1 Zone may be illuminated, but shall not be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency medical purposes.

4. Off-street Parking and Loading:

The off-street parking and loading requirements contained in Section 20.11 shall apply to buildings and uses in the C-1 Zone.