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Chapter 17.62

C GENERAL COMMERCIAL

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17.62.010 Purpose. The purpose of the general commercial zone is to provide for a concentrated, central commercial, office and major retail goods and services area with opportunities for employment and business and professional services in close proximity to residential services and located adjacent to arterial or collector streets. (Ord. 634 §1 Exh. A (part), 1995)

17.62.030 Permitted uses. In the general commercial zone, activities shall be conducted within an enclosed structure or building and are subject to Chapter 17.120, Site Development Review. Only the following uses and their accessory uses are permitted outright:

- A. Church;
- B. Community recreation facilities;
- C. Convenience sales;
- D. Cultural exhibits and library services;
- E. Day care facility;
- F. Dwelling units located on the second floor of the commercial structure;
- G. Eating and drinking establishments;
- H. Equipment rentals, general;
- I. Financial, insurance and real estate services;
- J. Food and beverage retail sales;
- K. General retail sales;

L. Home occupation (Type I) subject to Chapter 17.142, Home Occupations;

M. Hospitals;

N. Hotel/motel;

O. Lodge, fraternal and civic assembly;

P. Medical and dental services;

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Q. Multifamily dwelling units per A-1 requirements, when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain;

R. Parking facilities;

S. Passenger terminals;

T. Personal services, general;

U. Postal services;

V. Professional and administrative services;

W. Public agency administrative services;

X. Public safety and support facilities;

Y. Repair services for household and personal items, excluding automotive;

Z. Residential care facility when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain;

AA. Sales grooming and veterinary of small animals;

BB. Vehicle fuel sales, retail;

CC. Any permitted use on a temporary basis subject to Scappoose Municipal Code 17.128, Temporary Commercial and Industrial Uses;

DD. Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93.

EE. Public and private schools including but not limited to charter schools and career schools as defined and regulated by the State of Oregon. (Ord. 777 § 1, 2006; Ord. 740 §§14 and 15, 2004; Ord. 705 §1(part), 2001; Ord. 698 §1, 2000; Ord. 634 §1 Exh. A (part), 1995)

17.62.040 Conditional uses. The following uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 17.130, Conditional Use, other relevant sections of this title and any conditions imposed by the planning commission:

A. Home occupations (Type II) subject to Chapter 17.142, Home Occupations;

B. Major impact utilities, provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property;

C. Ministorage with or without a caretaker dwelling;

D. Wholesaling, storage and distribution, provided that all activities are conducted entirely within a building or structure;

E. Outside storage subject to buffering and screening according to Chapter 17.100, Landscaping, Screening and Fencing;

F. Outside dining facilities;

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G. Commercial amusement facilities such as bowling alleys or movie theaters other than adult motion picture theaters;

H. Wireless communication facilities, subject to the provisions of Chapter 17.93. (Ord. 705 §1(part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.62.050 Dimensional recruitments--Commercial use. A. Minimum lot area shall be ten thousand square feet. The minimum lot width shall be fifty feet.

B. The minimum setback requirements are as follows:

1. The front yard setback shall be a minimum of ten feet and shall be landscaped per Section 17.100.090;

2. On corner lots, the minimum setback for the side facing the street shall be twenty feet;

3. No internal side or rear yard setback shall be required, except thirty feet shall be required where abutting a residential zoning district and the planning commission may reduce that required yard setback by fifty percent pursuant to Chapter 17.100, Landscaping, Screening and Fencing.

C. No building shall exceed fifty feet in height. Within one hundred feet of a residential zone, no building shall exceed thirty-five feet in height.

D. The maximum lot coverage shall be ninety percent including all buildings and impervious surfaces.

E. Additional requirements shall include any applicable section of this title. (Ord. 634 §1 Exh. A (part), 1995)

17.62.060 Dimensional requirements--Residential uses. Dimensional requirements for residential uses in the commercial district are the same as the A-1 zone, Chapter 17.56, A-1 High Density Residential. (Ord. 634 §1 Exh. A (part), 1995)