

Chapter 17.68  
EC EXPANDED COMMERCIAL

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17.68.010 Purpose. The purpose of the EC zone is to provide areas:

- A. For combining light manufacturing, office, retail sales, and complementary related commercial uses;
- B. For combining uses which have no off-site impacts in terms of noise, odor, glare, lights, vibration, smoke, dust or other types of off-site impacts;
- C. For combining parking, landscaping and other design features which physically and visually link structures and uses within one development;
- D. Which utilize a basic street and utility pattern which will permit flexibility in the size of development sites and provide internal circulation which connect to adjoining sites; and
- E. Which provide for a circulation system that provides direct access to arterials or collectors that will not channel traffic through residential areas. (Ord. 634 §1 Exh. A (part), 1995)

17.68.030 Permitted uses. In the expanded commercial zone, except as specifically stated, activities shall be conducted within an enclosed building or structure and are subject to site development review, Chapter 17.120, Site Development Review. Only the following uses and their accessory uses are permitted outright:

- A. Agricultural sales;
- B. Automotive and equipment:
  - 1. Repairs provided that a five-foot landscaped perimeter setback surround all outdoor parking and storage areas and all repair work is performed indoors;
  - 2. Sales/rental/storage of farm equipment, automobiles, recreational vehicles, boats or light equipment, provided that a five-foot landscaped perimeter setback surrounds all outdoor parking and all storage areas are buffered and screened in accordance with Chapter 17.100, Landscaping, Screening and Fencing.
- C. Building materials sales and storage;
- D. Building maintenance services;
- E. Business equipment sales and services;
- F. Church;
- G. Commercial amusement facilities including bowling alleys, video arcades, and movie theaters other than adult motion picture theaters;

- H. Communication services;
- I. Construction sales and services;
- J. Day care facility;
- K. Dwelling units located on the second floor of a commercial structure;

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- L. Eating and drinking establishments;
- M. Equipment rental and sales;
- N. Financial, insurance and real estate services;
- O. General retail sales;
- P. Home occupation (Type I) subject to Chapter 17.142, Home Occupations;
- Q. Laundry services;
- R. Medical and dental services;
- S. Mini-storage with or without caretaker dwelling;
- T. 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;
- U. Packaging and production of finished products from previously prepared materials;
- V. Parking facilities;
- W. Participation sports and recreation, indoor;
- X. Postal services;
- Y. Professional and administrative offices;
- Z. Public safety services;
- AA. Public support facilities;
- BB. Recreational vehicle parks subject to Chapter 17.94, Manufactured Home Regulations;
- CC. Research services;

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

EE. Small animal sales and services including veterinary;

FF. Vehicle fuel sales, retail;

GG. Wholesale, storage and distribution;

HH. Hotel/motel;

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

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

KK. 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 § 2, 2006; Ord. 740 §§16 and 17, 2004; Ord. 705 §1(part), 2001; Ord. 698 §2, 2000; Ord. 662 §1, 1998; Ord. 636 §1(part), 1996; Ord. 634 §1 Exh. A (part), 1995).

17.68.040 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. Adult bookstore, entertainment or motion picture theaters, provided no sales area or activity is ever visible from the building exterior, all building setbacks shall be a minimum of thirty-five feet from any property line and shall be screen and buffered in accordance with Section 17.100.090. In addition, location shall be at least one thousand five hundred feet, measured in a straight line, from any of the following:

1. Residential district;

2. Public or private nursery, preschool, elementary, junior, middle or high school;

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3. Day care facility, nursery school, convalescent home, home for the aged, resident care facility or hospital;

4. Public library;

5. Community recreation;

6. Church;

B. Automotive and equipment body repairs conducted wholly within an enclosed structure;

C. Fleet storage with no buildings or structures, provided that a five-foot screened and buffered perimeter setback surrounds all outdoor parking and storage areas;

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

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

F. Outside dining facilities;

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

H. Radio towers and transmitters;

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

17.68.050 Dimensional requirements. A. The minimum lot size shall be ten thousand square feet with a minimum lot width of one hundred feet.

B. Unless otherwise specified, 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 and through lots the minimum setback for the side facing the street shall be twenty feet;

3. No 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 the 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)

17.68.060 Dimensional requirements--Residential districts.  
Dimensional requirements for residential uses in the expanded commercial district are the same as the A-1 zone, Chapter 17.56, A-1 High Density Residential. (Ord. 636 §1(part), 1996; Ord. 634 §1 Exh. A (part), 1995)