

507 OFFICE COMMERCIAL DISTRICT (OC)

[The title of Section 507 changed by Ord. ZDO-224, 5/31/11]

507.01 PURPOSE

Section 507 is adopted to implement the policies of the Comprehensive Plan for Office Commercial areas.

[Amended by Ord. ZDO-224, 5/31/11]

507.02 AREA OF APPLICATION

Property may be designated Office Commercial District when:

- A. The site has a Comprehensive Plan designation of Office Commercial;
- B. The criteria in Section 1202 are satisfied; and
- C. At least one of the following locational criteria is satisfied:
 - 1. The property or area is currently developed with office commercial uses or committed to such uses, or is adjacent to properties developed or committed to such uses, and is required in order to protect such uses from incompatible development;
 - 2. The property offers high visibility from a major highway or arterial and will not draw traffic through single-family neighborhoods; or
 - 3. The property or area provides a buffer between residential areas and commercial or industrial properties.

[Amended by Ord. ZDO-224, 5/31/11]

507.03 PRIMARY USES

The following are primary uses in the Office Commercial District (OC):

- A. The following uses shall occupy office-type structures:
 - 1. Business and professional offices, including legal, financial, architectural, engineering, governmental, manufacturer's representatives, property management, and corporate and administrative offices;
 - 2. Medical and dental services, clinics, counseling services, and associated pharmacies;

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3. Testing laboratories and facilities, provided no operation shall be conducted or equipment used which would create hazards and/or noxious or offensive conditions;
 4. Graphic arts, printing, blueprinting, photo processing or reproduction labs, publishing and bookbinding services;
 5. Light manufacturing, assembly, research and development uses that have physical and operational requirements which are similar to other office uses allowed in this district;
 6. Banks, credit unions, and savings and loan, brokerage, and other financial institutions;
 7. Business services such as duplicating, photocopying, mailing and stenographic services, employment agencies, business management services, notary public, office and communications equipment and service, and real estate offices;
 8. Any use that the Planning Director finds to be similar to one or more of those specified above and consistent with the Comprehensive Plan and the purposes of Section 507. A request for a determination under Subsection 507.03(A)(8) shall be processed as an Interpretation pursuant to Subsection 1305.03.
- B. Colleges, educational institutes, and trade schools; art, music, or dance studios; radio and television studios, excluding transmission towers;
- C. Galleries and museums; small-scale (seating capacity up to 500) assembly or convention facilities, and theaters for performing arts; exhibition halls, libraries, senior centers and fraternal organizations;
- D. The following service commercial uses may be provided within an OC development, up to a maximum of 20 percent of the gross floor area of the development. Service commercial uses are allowed only in conjunction with another primary use and must be established concurrently with, or after, another primary use:
1. Personal services such as laundry, dry cleaning, tailor, barber and beauty salons, shoe repair, photo processing services, and tanning salons;
 2. Cafes and delicatessens which serve at least breakfast and/or lunch; and catering services. No drive-through window service shall be allowed;
 3. Video sales and rentals;
 4. Bakeries; and

5. Any use that the Planning Director finds to be similar to one or more of those specified in Subsections 507.03(D)(1) through (4) and consistent with the Comprehensive Plan and the purposes of Section 507. A request for a determination under Subsection 507.03(D)(5) shall be processed as an Interpretation pursuant to Subsection 1305.03;
- E. High density residential, subject to Section 303;
- F. Bed and breakfast residences and inns, subject to Section 832;
- G. Parking structures and areas which serve developments located within the OC district or a park-and-ride; transit stations and bus shelters; and
- H. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835.

[Amended by Ord. ZDO-224, 5/31/11]

507.04 ACCESSORY USES

The following are accessory uses in the Office Commercial District:

- A. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
- B. Utility carrier cabinets, subject to Section 830;
- C. Signs, subject to Section 1010;
- D. Solar energy systems;
- E. Cogeneration facilities;
- F. Rainwater collection systems;
- G. Electric vehicle charging stations;
- H. Meeting facilities, cafeterias, and recreation/exercise facilities provided for employees within the same structure with a primary use;
- I. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on site prior to onsite reuse or removal by the generator or licensed or franchised collector to a user or broker;
- J. Building and landscape maintenance offices and enclosed storage areas for maintenance equipment;
- K. Satellite dishes;

- L. Signs identifying the developer, contractor, or real estate agency responsible for leasing or selling land or buildings within the site area, which signs shall be removed upon sale or lease of the premises advertised; and
- M. Level one mobile vending units, subject to Section 837.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12]

507.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Director may approve the following use in the Office Commercial District, pursuant to Subsection 1305.02:

- A. Wireless telecommunication facilities listed in Subsection 835.05, subject to Section 835.

[Amended by Ord. ZDO-224, 5/31/11]

507.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Office Commercial District, pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800.
 1. Daycare facilities, subject to Section 807;
 2. Hospitals, subject to Section 809;
 3. Hotels, motels, guest lodges, and associated convention facilities, gift shops, newsstands, and eating and drinking establishments located within the same building with a hotel, motel, or guest lodge;
 4. Assembly or convention facilities that exceed a primary use under Subsection 507.03(C);
 5. Freestanding destination restaurants that satisfy at least five of the criteria listed in Subsection 1016.05(B)(4), and include lunch service;
 6. Heliports, when provided in conjunction with a primary or conditional use;
 7. Retail commercial uses, and service commercial uses not included in or exceeding the limits under Subsection 507.03(D), provided that the gross floor area of such uses shall not exceed 20 percent of the gross floor area of primary uses under Subsection 507.03(A) through (C), existing or approved within the site area;

8. Health and recreational facilities, such as exercise spas, gymnasiums, tennis and racquetball courts, swimming pools, saunas, and similar uses that exceed an accessory use; and
9. Multi-use developments, subject to Section 1016.

[Amended by Ord. ZDO-224, 5/31/11]

507.07 PROHIBITED AND PREEXISTING USES

- A. The following uses are prohibited in the Office Commercial District:
 1. Uses of structures and land not specifically allowed;
 2. New single-family dwellings;
 3. Outdoor storage or display of materials or products; and
 4. Warehouses.
- B. Preexisting legally established dwellings may be allowed to remodel or expand and shall not be subject to Section 1206. In addition, the following provisions shall apply:
 1. Change of Use: A legally established dwelling may be converted to house any primary use in the district, subject to all requirements of this Ordinance for new development.
 2. Lot Divisions, Adjustments, and Setbacks: No minimum lot size shall be required for a lot containing a preexisting dwelling.
- C. Legally established nonconforming commercial or industrial uses may be allowed to remodel or upgrade the premises, subject to design review pursuant to Section 1102. Any change of use or alteration which expands the use shall be subject to Section 1206.

[Amended by Ord. ZDO-224, 5/31/11]

507.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to:
 1. Encourage coordinated development and the most efficient use of Office Commercial (OC) districts.
 2. Provide for adequate structure separation to ensure adequate light and air access, fire safety, and protection for all developments and structures within the district and adjoining districts.

3. Provide for the protection of adjacent properties from incompatible uses.
 4. Provide for an aesthetically pleasing appearance through the use of open space, landscaping, and pedestrian amenities.
- B. General Standards: The following dimensional standards shall apply to development:
1. Minimum Site Area: One acre.
 2. Undersized Lots. Primary and accessory uses may be established on smaller than one-acre sites that are physically separated from all other undeveloped or underdeveloped properties in the OC District.
 3. Minimum Front Yard Setback: 15 feet.
 4. Maximum Front Yard Setback: 20 feet for buildings at or near a transit stop along a major transit street, as more specifically set forth in Section 1005.
 5. Minimum Side and Rear Yard Setbacks: 10 feet, except that when a side or rear yard abuts a residential district, the minimum shall be 35 feet.
 6. Minimum Street Frontage for a Site Area: 40 feet.
 7. Maximum Building Height: None, except when located within 100 feet of a single-family-residential district, in which case the height of the building shall be less than or equal to the setback distance from the low density residential district.
 8. Minimum Landscaping Area: 20 percent of the lot area.
- C. Modifications: The requirements of Subsection 507.08(B) may be modified pursuant to Section 1102 when such modification is consistent with the purposes set forth in Subsection 507.08(A) and the Comprehensive Plan. The effect of the proposed modification on the natural features of the site and the use and preservation of solar access shall be considered when applicable.

[Amended by Ord. ZDO-224, 5/31/11]

507.09 DEVELOPMENT STANDARDS

The following development standards shall apply to development:

- A. General: Development is subject to the applicable provisions of Sections 1000 and 1100.
- B. Community and Design Plans: Development within a Community or Design Plan area identified in Chapter 10 of the Comprehensive Plan shall comply

with the specific policies and standards for the adopted Community or Design Plan.

- C. Building Siting and Design: The design and siting of structures shall:
 - 1. Control public access points into office buildings, utilizing a central lobby design, entrance courtyard, internal pedestrian walkway or mall, or similar designs which protect business/professional uses from the disturbances of direct public access.
 - 2. When more than one primary use is to be included in the site area, require structures and uses to be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways and plazas, recreation areas, transit-related facilities, and day and night surveillance.
- D. Vehicle Circulation and Parking: The design of parking and circulation shall discourage the use of large semitrailers, while providing for local delivery-sized vehicles.
- E. Landscaping and Pedestrian Amenities: Landscaping and pedestrian area design shall include benches, lighting, and occasional waste receptacles in entrance courtyards and along walkways or malls.
- F. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.

[Amended by Ord. ZDO-224, 5/31/11]