

502 COMMUNITY COMMERCIAL DISTRICT (C-2)

[The title of Section 502 changed by Ord. ZDO-224, 5/31/11]

502.01 PURPOSE

Section 502 is adopted to implement the policies of the Comprehensive Plan for Community Commercial areas.

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

502.02 AREA OF APPLICATION

Property may be zoned Community Commercial District when:

- A. The site has a Comprehensive Plan designation of Community Commercial;
- B. The criteria in Section 1202 are satisfied; and
- C. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

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

502.03 PRIMARY USES

- A. The following are primary uses in the Community Commercial District:
 - 1. Uses listed in Subsections 501.03(A) and (B), including those uses that are too large in scale to be appropriate in the Neighborhood Commercial District;
 - 2. Antique shops;
 - 3. Art supply stores;
 - 4. Banks, savings and loan associations, and loan companies;
 - 5. Bed and breakfast residences and inns, subject to Section 832;
 - 6. Bicycle sales, repair services, supplies;
 - 7. Book and stationery stores;
 - 8. Commercial schools, such as business colleges;

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9. Dry cleaners requiring fireproof vaults for cleaning equipment;
10. Electrical and electronic equipment repair, sales and service shops;
11. Food lockers;
12. General merchandise stores;
13. Indoor health and recreation facilities such as racquetball courts, gymnasiums, health and exercise spas, swimming pools, and similar uses and associated facilities;
14. Indoor commercial amusements including bowling alleys with no more than 12 lanes, billiard halls with no more than six tables, and game rooms which provide no more than 20 mechanical or electric games of science and skill, or any combination thereof;
15. Jewelry stores;
16. Interior decorating shops, sales, and service;
17. Laundries;
18. Locksmiths;
19. Lodges and fraternal organizations;
20. Music shops, sales, and service;
21. Optometry and optical goods, sales, and service;
22. Offices and clinics for doctors, dentists, and other health services personnel;
23. Offices for professional, government, and business services;
24. Outdoor amusements, such as tennis clubs and miniature golf;
25. Pet shops, not including kennels or animal hospitals;
26. Plumbing shops, retail sales, repair, and services;
27. Printing and copying services;
28. Radio and television studios, excluding towers;
29. Rental stores;
30. Secondhand stores;

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31. Sign shops, repair, service, retail sales, production;
32. Small power equipment repairs, service, retail sales;
33. Sporting goods, sales, and services;
34. Supermarkets;
35. Taverns, bars, and cocktail lounges, if all activities and operations (except off-street parking and loading) are confined, contained, and conducted wholly within completely enclosed buildings and not located closer than 100 feet from a residential district or closer than 500 feet from a school;
36. Theaters, indoor type, or assembly halls;
37. Upholstery shops;
38. Vehicle supply stores;
39. Any use that the Planning Director finds to be similar to one or more of those specified above. A request for a determination under Subsection 502.03(A)(39) shall be processed as an Interpretation pursuant to Subsection 1305.03;
40. Utility carrier cabinets, subject to Section 830;
41. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835;
42. Auto and light truck repair and service;
43. Drive-thru window service in conjunction with any primary use;
44. Small animal medical and surgical clinics;
45. Service stations, subject to Section 820;
46. Electric vehicle charging stations; and
47. Mobile vending units, subject to Section 837.

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

502.04 ACCESSORY USES

- A. The following are accessory uses in the Community Commercial District:
 1. Uses and structures customarily accessory and incidental to a primary use;

2. Temporary buildings for uses incidental to construction work; such buildings shall be removed upon completion or abandonment of the construction work;
3. 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;
4. Recyclable drop-off sites, subject to Section 819;
5. Bus shelters subject to Section 823;
6. Signs, subject to Section 1010;
7. Bike racks, pedestrian amenities, and transit amenities;
8. Rainwater collection systems; and
9. Solar energy systems.

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

502.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Director may approve the following use in the Community 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]

502.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Community 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. Hydroelectric facilities, subject to Section 829;
2. Telephone exchanges, utility substations, and public utility structures including shops and garages; and

3. Radio and television transmission and receiving towers and earth stations provided that the base of such towers shall not be closer to the property line than a distance equal to the height of the tower.

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

502.07 PROHIBITED AND PREEXISTING USES

The following are prohibited uses in the Community Commercial District:

- A. Uses of structures and land not specifically allowed; and
- B. New single- and two-family dwellings, except when incidental to a primary use. However, if such dwellings lawfully existed at the time of adoption of this Ordinance, they shall not be classified as nonconforming uses.

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

502.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to:
 1. Provide for protection of adjacent properties;
 2. Provide for coordinated, pleasing and efficient utilization of Community Commercial areas;
 3. Ensure that the minimum operational requirements of the development are provided onsite; and
 4. Establish the maximum limits of development.
- B. Dimensional Standards:
 1. Minimum Front Yard Setback: 15 feet.
 2. Maximum Front Yard Setback: 20 feet for buildings at or near a transit stop along a major transit street, as set forth more specifically in Section 1005.
 3. Minimum Rear Yard Setback: None required except when a rear yard abuts a more restrictive zoning district. When a rear yard abuts a more restrictive zoning district, the minimum setback shall be 15 feet.
 4. Minimum Side Yard Setback: None required except when a side yard abuts a more restrictive zoning district. When a side yard abuts a more restrictive zoning district, the minimum setback shall be 15 feet.

5. Maximum Zoning District Size: 10 acres.
 6. Minimum Landscaping Area: 15 percent of the lot.
 7. Maximum Building Height: None, except when abutting a more restrictive zoning district. When abutting a more restrictive zoning district, the maximum building height shall be 35 feet.
- C. Exceptions: Dimensional standards are subject to modification pursuant to Section 900.
- D. Variances: The requirements of Subsections 502.08(B) may be modified pursuant to Section 1102 when such modification is consistent with Section 1205. A proposed reduction that exceeds 20 percent of the requirement shall be processed as a separate variance application pursuant to Section 1205.

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

502.09 DEVELOPMENT STANDARDS

- 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 Plan or Design Plan.
- C. Building Siting and Design:
1. Buildings within a single and adjacent developments shall be clustered and oriented to provide usable open areas such as pedestrian plazas, courtyards, and entryways.
 2. A pedestrian environment shall be provided which encourages walking between stores and offices by providing safety, easy visual orientation, and careful location of attractions to walking shoppers within and between developments.
- D. Operational Impacts: Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried wastes.
- E. Storage: Storage of materials and merchandise shall be confined and contained within completely enclosed buildings.

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- 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]