

503 GENERAL COMMERCIAL DISTRICT (C-3)

503.01 PURPOSE

Section 503 is adopted to implement the policies of the Comprehensive Plan for General Commercial areas.

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

503.02 AREA OF APPLICATION

Property may be zoned General Commercial District when the site has a Comprehensive Plan designation of General Commercial and the criteria in Section 1202 are satisfied.

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

503.03 PRIMARY USES

The following are primary uses in the General Commercial District:

- A. Any use permitted in the Retail Commercial District;
- B. Service and retail uses where there is a need for outdoor areas in order to conduct business activities and sales or storage areas are an integral part of the use, such as lumber yards or auto sales;
- C. Business Park District uses listed in Subsection 606.03(A), which are not otherwise listed as primary uses under Subsections 503.03(A) and (B), subject to Subsection 606.03 and provided no smoke, noise, or odors shall be emitted that detract from the character of a commercial district;
- D. Housing facilities for senior citizens or handicapped persons;
- E. Colleges, educational institutes, private schools, commercial schools, and trade schools; art, music, and dance studios; and radio and television studios, excluding transmission towers;
- F. Galleries, museums, assembly or convention facilities, theaters for performing arts, exhibition halls, libraries, senior centers, and fraternal organizations;
- G. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835; and
- H. Mobile vending units, subject to Section 837.

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

503.04 ACCESSORY USES

The following are accessory uses in the General Commercial District:

- A. Uses and structures customarily accessory and incidental to a primary use;
- B. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
- C. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on-site prior to on-site reuse or removal by the generator or licensed or franchised collector to a user or broker;
- D. Recyclable dropoff sites, subject to Section 819;
- E. Bus shelters, subject to Section 823;
- F. Signs, subject to Section 1010;
- G. Bike racks, pedestrian amenities, and transit amenities;
- H. Rainwater collection systems; and
- I. Solar energy systems.

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

503.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

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

503.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the General 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, railroad rights-of-way, and public utility structures including shops and garages;
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;
4. Heliport landing areas;
5. Outdoor stadiums and race tracks; and
6. Multi-use developments, subject to Section 1016.

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

503.07 PROHIBITED AND PREEXISTING USES

- A. Prohibited Uses: The following uses are prohibited in the General Commercial District (C-3):
 1. Uses of structures and land not specifically allowed;
 2. The use of a manufactured dwelling, except as an office in a manufactured dwelling or recreational vehicle sales lot, unless authorized pursuant to Section 1204;
 3. New single- and two-family dwellings, except when incidental to a primary use; and
 4. Retail uses larger than 60,000 square feet of gross leasable area per building or business in areas designated as Industrial on Comprehensive Plan Map IV-8, *Urban Growth Concept*.
- B. Preexisting Uses:
 1. Lawfully established dwellings shall be allowed to remodel or expand without review under Section 1206.
 2. A lawfully established dwelling may be converted to any use permitted in the C-3 District, subject to all requirements of this Ordinance for new development.
 3. No minimum lot size shall be required for a lot containing a preexisting dwelling.

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

503.08 DIMENSIONAL STANDARDS

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

- A. Purpose: The dimensional standards are intended to:
 - 1. Provide for protection of adjacent properties;
 - 2. Provide for efficient utilization of General Commercial areas;
 - 3. Ensure that the minimum operational requirements of the development are provided on-site; and
 - 4. Establish the maximum limits of the development.
- B. Minimum Site Area: None, except a two-acre minimum for the area defined as Hinckley Avenue on the north, Cleo Battin on the south, and between 82nd Avenue and I-205.
- C. Minimum Front Yard Setback: 15 feet.
- D. 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.
- E. Minimum Rear Yard Setback: None, except when the rear yard abuts a more restrictive district, in which case the minimum shall be 15 feet. Ten feet shall be added to the minimum rear yard setback for each 10-foot increment in building height over 35 feet.
- F. Minimum Side Yard Setback: None, except when the side yard abuts a more restrictive district, in which case the minimum shall be 15 feet. Ten feet shall be added to the side yard setback for each 10-foot increment in building height over 35 feet.
- G. Minimum Road Frontage: 50 feet.
- H. Minimum Landscaping Area: 15 percent of the lot.
- I. Exceptions: Dimensional standards are subject to modification pursuant to Section 900.
- J. Variances: The requirements of Subsections 503.08(B) through (I) 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]

503.09 DEVELOPMENT STANDARDS

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

- A. General: Development shall be 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. 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.
- D. 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]