

ARTICLE 18

(C-3) General Commercial

SECTION 3.18.000 Purpose

The General Commercial classification is intended to provide areas within which a variety of retail and wholesale business will occur. These areas would serve general community needs with types of activities which need not be conducted wholly within an enclosed building.

SECTION 3.18.050 Permitted Uses

In the C-3 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Agricultural supplies and machinery sales rooms.
2. Nurseries for the growing, sale and display of trees, shrubs and flowers.
3. Automobile, truck and motorcycle sales agencies or repair garages.
4. Auto parts store.
5. Builders supplies including retail sales of lumber.
6. Buildings for commercial storage of private household goods, provided all storage shall be entirely within such building.
7. Business and professional office.
8. Funeral parlor, mausoleum or mortuary.
9. General retail sales of previously prepared products.
10. Hotel, Motel.
11. Medical and dental office.
12. Mobile home and recreational vehicle sales.
13. Outdoor advertising in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.
14. Places of amusement such as billiard parlors, taverns, bowling alleys, drive-in theaters, dance halls and games of skill and science.
15. Plumbing and sheet metal shop.

16. Professional play fields such as baseball and football.
17. Public and semipublic buildings and uses.
18. Retail dry cleaning establishment.
19. Second-hand stores if conducted wholly within an enclosed building.
20. Stadiums.
21. Veterinary clinic.
22. Single family residence in conjunction with a use listed in this article.
23. Dwelling above a commercial structure; subject to the development standards of the R-3 zone classification.
24. Other uses similar to the above.
25. Other uses permitted by §3.17.050 (C-2 Zone) except those uses permitted by §3.16.050 (C-T Zone) unless such uses are otherwise specifically permitted in the C-2 Zone.

SECTION 3.18.100 Buildings and Uses Permitted Conditionally

In the C-3 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter.

1. Stores (retail and wholesale) and business uses similar to those listed as permitted uses in the C-3 zone and normally located in a commercial district provided that:
 - a. Where there is a manufacturing, compounding, processing or treatment of products for wholesale, a minimum of 25% of the total floor area shall be used for retail sales.
 - b. Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.
2. Outdoor sales such as flea markets or swap meets of new or second-hand goods.

SECTION 3.18.150 Property Development Standards

1. **Area:** The area requirements for residential uses shall be the same as the R-3 zone.
2. **Coverage:** Full coverage is allowable, provided minimum loading space and setbacks have been maintained.

3. Setbacks:

- a. Front Yard: Front yards will not be required except for residential uses which shall conform to the setbacks established in the R-3 zone.
- b. Side Yard: Except for residential use, side yards will not be required, but if side yards are created they shall be a minimum of 3 feet wide. Residential uses shall conform to the minimum setbacks of the R-3 zone.
- c. Rear Yard: No rear yard is required when property in the C-3 zone abuts property in a commercial or industrial zone.

When not abutting a commercial or industrial zone, there shall be a rear yard of not less than ten feet extending the full width of the subject property; provided, however, alleys contiguous to or within the property being used may be included in the required setback.

- d. Vision Clearance: Vision clearance for corner properties shall be at least 10 feet.

4. Height: No standard established.

5. Signs: No standard established.

6. Parking: Off street parking shall be provided in accordance with Article 35.