

CHAPTER 16.07
COMMERCIAL GENERAL - CG ZONE

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* Terms defined in Chapter 16.49 MCC.

16.07.000 PURPOSE. The purpose of the CG (commercial general) zone is to provide areas suitable for warehousing, wholesale commercial sales and services with related outdoor storage or retail sales. The commercial general zone is appropriate in those areas designated commercial in the applicable urban area comprehensive plan where the location has access to an arterial street or highway for transport of bulk materials and where impacts associated with permitted uses will not create significant adverse impacts on local streets or residential zones.

16.07.010 USES.

A. The following uses, when developed under the applicable development standards in this title, are permitted in the CG zone:

1. One dwelling unit* or lodging room* in conjunction with a commercial use.
2. Landscape and horticultural SIC 078.
3. Construction contractor's offices and related outdoor SIC 15, 16, 17.
4. Printing and SIC 27.
5. Transportation, communication, electric, gas and sanitary services. SIC 40, 41, 42, 43, 44, 45, 47.
6. Communication. SIC 48.
7. Wholesale trade. SIC 50 and 51 except scrap and waste materials* (SIC 5093), livestock (SIC 5154) and chemicals and allied products (SIC 516).
8. Building materials, hardware, retail nursery and garden supply and mobile home dealers. SIC 52.
9. General merchandise stores. SIC 53.
10. Food stores. SIC 54.
11. Auto and home supply stores. SIC 553.
12. Apparel and accessories stores. SIC 56.
13. Home furniture, furnishings and equipment stores. SIC 57.
14. Eating and drinking places. SIC 58 except mobile food vendors located within the Woodburn Urban Growth Boundary and the Salem/Keizer Urban Growth Boundary.
15. Miscellaneous retail. SIC 59.
16. Finance, insurance and real estate. SIC 60, 61, 62, 63, 64, 65, 66, 67.
17. Hotels and motels. SIC 701.
18. Personal services. SIC 72.
19. Business services. SIC 73.
20. Miscellaneous repair services. SIC 76.

- 21. Amusement and recreation service. SIC 79 except racing (SIC 7948).
- 22. Motion pictures. SIC 78.
- 23. Health services. SIC 80 including nursing care facilities, except hospitals (SIC 806).
- 24. Legal services. SIC 81.
- 25. Educational services. SIC 82.
- 26. Social services. SIC 83.
- 27. Museums, art galleries, botanical and zoological gardens. SIC 84.
- 28. Amusement and recreation services. SIC 79.
- 29. General government, not elsewhere classified. SIC 919.
- 30. Fire protection. SIC 9224.
- 31. Administration of economic programs. SIC 96.
- 32. National security and international affairs. SIC 97.
- 33. Public utilities* including truck parking and material storage yard.
- 34. Recycling depots*.
- 35. Pet* stores.
- 36. Auctions.
- 37. Uses permitted in Chapter 16.25 MCC.
- 38. Signs subject to Chapter 16.31 MCC.
- 39. Ambulance service.
- 40. The following uses subject to the special standards in Chapter 16.26 MCC:
 - a. Veterinary services. SIC 074 (see MCC 16.26.420).
 - b. Gasoline service station. SIC 554 (see MCC 16.26.520).
 - c. Automotive dealers. SIC 55, except gasoline service stations (SIC 554) (see MCC 16.26.580).
 - d. Automotive repair services and parking. SIC 75 (see MCC 16.26.580).
 - e. Used merchandise store (see MCC 16.26.480).
 - f. Religious organization* and membership organizations. SIC 86. (see MCC 16.26.600).
 - g. Mobile food vendors* (see MCC 16.26.570).

16.07.030 PROHIBITED USES. Within a CG zone no building, structure, vehicle or land shall be used, erected, structurally altered, or enlarged for any use not permitted under MCC 16.07.010.

16.07.100 DEVELOPMENT STANDARDS. The standards and regulations in this chapter and the additional standards and regulations referenced in Chapters 16.24 and 16.26 through 16.34 MCC apply to all lots, structures and uses unless indicated otherwise. No structure or use shall be approved until all requirements in this chapter have been satisfied.

The provisions of this chapter are complementary and supplementary to other provisions of this title. In the event of a conflict between a provision of this chapter and a more restrictive provision of this title applicable to a particular lot, structure or use, the more restrictive provision shall apply.

16.07.110 HEIGHT. Within a CG zone buildings and structures erected, altered, or enlarged shall not exceed 70 feet in height; provided the portion of any non-residential structure within 20 feet of a side or rear lot line that abuts on a lot in a residential zone shall not project above a plane 12 feet high at the abutting lot line and increasing one foot for each foot of distance from the lot line.

16.07.120 LOT AREA AND DIMENSIONS. Within a CG zone there are no minimum lot area or dimension requirements.

16.07.130 FRONT YARDS AND YARDS ABUTTING STREETS. Within a CG zone:

- A. Along the full extent of each lot line abutting a street or roadway, there shall be a required yard five feet in depth.

B. Yards for accessory structures except fences shall be the same as for primary buildings.

16.07.140 INTERIOR SIDE AND REAR YARDS. Within a CG zone the following yards shall be provided:

- A. Contiguous to a side or rear lot line abutting a lot in any residential zone there shall be a required side or rear yard three feet in depth along the full extent of the side or rear lot line. Such yard shall be contained by a sight-obscuring fence, wall or hedge.
- B. Except as provided in subsection (A) of this section, no interior rear or side yards are required; but any space between a building and another structure, other than a fence, shall be not less than three feet in depth exclusive of any alley area.
- C. Setbacks for accessory buildings and structures except fences shall be the same as for primary buildings.

16.07.200 LANDSCAPING. Within a CG zone:

- A. Landscaping shall be provided in any yard abutting a residential zone and in any required front or side yard.
- B. A landscaped area at least three feet wide shall be provided between any parking or loading spaces or driveway, and a lot in a residential zone or a street.
- C. All outdoor areas used in conjunction with the development or use that are not landscaped shall be paved and drainage provided in accordance with the Marion County department of public works standards.
- d. All required landscape areas shall be landscaped as provided in Chapter 16.29 MCC.

16.07.250 SPECIAL REQUIREMENTS WITHIN 100 FEET OF RESIDENTIALLY DESIGNATED ZONES. Any non-residential development proposed within 100 feet of a residentially designated zone in the applicable city comprehensive plan, UD, or UT zone shall meet the following requirements:

- A. Outdoor storage facilities shall be screened from view of the public road and from adjacent residential property.
- B. Exterior lighting shall be designed to illuminate the site and be directed away from public streets and residential properties.
- C. Roof equipment shall be screened from view of nearby residential property.
- D. Special setback and height standards in MCC 16.07.110 and 16.07.114(A).

16.07.300 INFORMATIONAL REFERENCE TO ADDITIONAL STANDARDS. Additional use and development standards may be found in the following chapters:

Floodplain Overlay Zone	Chapter 16.19 MCC
Greenway Overlay Zone	Chapter 16.20 MCC
Airport Overlay Zone	Chapter 16.21 MCC
Geologically Hazardous Overlay Zone	Chapter 16.24 MCC
Planned Developments	Chapter 16.26 MCC
Mobile Home Parks	Chapter 16.26 MCC
General Development Standards and Regulations	Chapter 16.27 MCC
Development Standards for Secondary, Accessory and Temporary Structures	Chapter 16.28 MCC
Landscaping	Chapter 16.29 MCC
Off-Street Parking and Loading	Chapter 16.30 MCC
Subdivision and Partition Requirements	Chapter 16.33 MCC