

**157.126 Permitted principal uses and activities.**

In a C Zone, the following uses and their accessory uses and activities are permitted outright:

- (A) A use permitted outright in the RM Zone where an existing use permitted outright in the RM Zone currently exists or had previously existed in the same structure;
- (B) Mixed-use developments;
- (C) Restaurants or lounges that do not include an automobile-oriented use and/or facility;
- (D) Financial institutions;
- (E) Retail trade establishment, other than automobile-oriented uses and facilities, and the outdoor storage of materials;
- (F) Park and publicly-owned recreation area;
- (G) Shoreline stabilization; and
- (H) Short-term rentals, subject to the provisions of Chapter 116, Short-Term Rental Operating License Regulations. (Ord. 80-2, passed 06/14/2010; Ord. 2023-01, passed 02/13/2023)

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**The Nehalem City Code is current through Ordinance 2023-03, passed February 13, 2023.**

Disclaimer: The City Recorder's Office has the official version of the Nehalem City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

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## 157.128 Development standards.

In a C Zone, the following standards shall apply.

- (A) The maximum building height shall be 35 feet (37 feet within the Flood Hazard Overlay Zone) for a commercial and/or mixed-use structure, except east of U.S. Highway 101 or Seventh Street/North Fork Road; where it shall be 26 feet above the base flood elevation. The maximum building height for residential structures (excluding mixed-use) will be 24 feet, except it shall be 26 feet above the base flood elevation when it is located in the Flood Hazard Overlay Zone.
- (B) Parking shall be in conformance with §§ 157.305 through 157.311 of this chapter.
- (C) Outdoor storage areas shall be enclosed by suitable sight-obscuring vegetation, fencing or wall. Outdoor storage of materials within the Flood Hazard Overlay Zone is not allowed unless fully enclosed within an approved flood-proofed structure, fence or wall.
- (D) Exterior lighting shall not adversely affect the livability of property in nearby residential zones.
- (E) The development standards for residential uses (except mixed-use) shall be the same as those within the RM Zone.
- (F) Development shall be in accordance with the shoreland development standards of § 157.271 of this chapter.
- (G) Mixed-use developments shall be in accordance with § 157.270 of this chapter.
- (H) Automobile-oriented uses and facilities shall be in accordance with § 157.272 of this chapter.
- (I) Light manufacturing shall conform to the following standards which are intended to protect the pedestrian-friendly, storefront character of the Commercial Zone.
  - (1) *Retail or service use required.* Light manufacturing is allowed only when it is in conjunction with a permitted retail or service use and does not exceed 70% of the gross floor area.
  - (2) *Location.* The light manufacture use shall be enclosed within a building; or shall be located within a rear yard not adjacent to a street. (Ord. 80-2, passed 06/14/2010; Ord. 2023-01, passed 02/13/2023)

## 157.127 Conditional uses.

In the C Zone, the following conditional uses are permitted subject to the provisions of §§ 157.345 through 157.354 of this chapter:

- (A) Automobile-oriented uses and facilities;
- (B) Health facilities, other than a doctor's office;
- (C) Government structure or facility such as a fire station;
- (D) Motel or hotel developments;
- (E) Light manufacturing and wholesale trade establishments;
- (F) Warehousing, storage or outdoor storage of materials;
- (G) Recreational vehicle parks;
- (H) Recreation facilities including boat ramps, boat docks and moorages, gazebos, restrooms, fences, walkways and other developed recreation facilities; and
- (I) Manufactured commercial structures.
- (J) Medical marijuana and recreational marijuana facilities licensed and authorized under state law in accordance with the standards of § 157.354(E) – Specific Conditional Use Standards – Marijuana Facilities. (Ord. 80-2, passed 06/14/2010; Ord. 2015-05, passed 12/14/2015)

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