

Section

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§ 17.36.010 PURPOSE.

The purpose of the C-2 zone is to provide areas suitable and desirable for highway related commercial enterprises intended to meet the business needs of area residents and highway travelers. The C-2 zone is appropriate in areas along or near U.S. Highway 20 east and west of downtown Sweet Home which have developed with commercial activities or which have potential for such activity as long as sufficient vehicular access control is maintained.

(Ord. 644, § 20(part), 1974)

§ 17.36.020 USES PERMITTED OUTRIGHT.

In a C-2 zone, the following uses and their accessory uses are permitted outright:

- A. A use permitted outright in the C-1 zone provided that the limitations which apply to the conduct of activities in enclosed buildings in the C-1 zone shall not apply in the C-2 zone.
- B. Commercial enterprises with customer drive-in service facilities;
- C. Antique shop, second-hand store;
- D. Automobile service station;
- E. Automobile, boat, truck, trailer sales, service, rental, display, storage and repair;
- F. Cabinet or similar woodworking shop;
- G. Cold storage plant, ice processing plant;
- H. Feed, seed store;
- I. Heavy equipment, implement, machinery sales, service, rental, display, storage and repair;
- J. Lumber, building materials sales and storage;
- K. Outdoor commercial amusement or recreation establishment such as miniature golf course or drive-in theater, but excluding uses such as race track or automobile speedway;
- L. Plumbing, heating, electrical or paint contractors storage, sales or repair shop;

- M. Tire sales, repair shop;
- N. Truck terminal, freight depot;
- O. Warehouse, storage area;
- P. Wholesale establishment;
- Q. Rooming or boarding house; and
- R. Bed and breakfast establishment.

(Ord. 1235, § 1(part), 2013; Ord. 1182, § 6, 2006; Ord. 1054, 1993; Ord. 1039, 1992; Ord. 905, 1983; Ord. 644, § 20(part), 1974)

§ 17.36.030 CONDITIONAL USES PERMITTED.

In a C-2 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapter 17.36:

- A. Church, non-profit religious or philanthropic institution;
- B. Governmental structure or use of land;
- C. Public utility activity;
- D. Veterinarian office, animal hospital;
- E. Single-family residences or manufactured homes meeting standards of § 17.24.090;
- F. Machine and welding shops, sheet metal, wood, fiberglass manufacturing and other similar uses;
- G. A single-family dwelling occupied by the owner, manager, night watchman or caretaker of the commercial establishment may be permitted accessory to the commercial use;
- H. Amateur radio antennas;
- I. Commercial radio stations and antennas; and
- J. Marijuana retailer or medical dispensary.

(Ord. 1255, § 4, 2017; Ord. 1160, § 7, 2003; Ord. 1101, 1997; Ord. 1069, 1994; Ord. 1054, 1993; Ord. 1012, 1990; Ord. 853, 1981; Ord. 644, § 20(part), 1974)

§ 17.36.040 GENERAL STANDARDS.

In a C-2 zone, the following shall apply to all uses permitted outright except two-family and multi-family dwellings.

- A. A development plan shall be submitted to the city as a part of a building permit or a change of use of the property.
- B. The development plan shall show the locations of all existing and proposed buildings and structures, all parking areas and vehicular ingress and egress points, lighting, signs, screening, landscaping and such other data as may have a bearing on adjacent properties.
- C. Vehicular ingress and egress, signs, lighting, and landscaping and screening must meet the standards of this title.

(Ord. 1235, § 1(part), 2013; Ord. 1111, 1997; Ord. 644, § 20(part), 1974)

§ 17.36.050 YARDS.

Except as provided in Chapter 17.80 and §§ 17.08.030 through 17.08.130, in a C-2 zone yards shall be as follows:

- A. The front yard shall be a minimum of 20 feet;

B. The street side yard shall be a minimum of 20 feet;

C. A side or rear yard abutting a residential zone shall be a minimum of ten feet;

D. Where a side or rear yard is not required and a structure is not to be erected at the property line, it shall be set back at least three feet from the property line;

E. Setbacks for automobile service stations. Freestanding gasoline pumps and pump islands may occupy a required front or street side yard; provided, they are a minimum of 15 feet from the property line separating the yard from the street.

(Ord. 1235, § 1(part), 2013; Ord. 1101, 1997; Ord. 644, § 20(part), 1974)

§ 17.36.060 LOT COVERAGE.

In a C-2 zone, buildings shall not occupy more than 50% of the lot area.

(Ord. 644, § 20(part), 1974)

§ 17.36.070 BUILDING HEIGHT.

Except as provided in Chapter 17.80 and §§ 17.08.030 through 17.08.130, no building shall exceed a height of 35 feet.

(Ord. 644, § 20(part), 1974)

§ 17.36.080 OPEN STORAGE.

There shall be no open storage in the C-2 zone at any business or upon other property excluding residences without first obtaining an annual open storage permit.

(Ord. 1235, § 1(part), 2013; Ord. 1026, 1991)

§ 17.36.090 EXTERIOR LIGHTING.

Exterior lighting shall be located in such a manner so as not to face directly, shine or reflect glare onto a street, a highway or a lot in a residential zone.

(Ord. 1101, 1997)

§ 17.36.100 USE OF RESIDENTIAL STRUCTURES IN COMMERCIAL ZONES.

Preexisting residential structures may be occupied by uses permitted in the zone provided the structure meets minimum building and safety standards as outlined in the building codes.

(Ord. 1235, § 1(part), 2013; Ord. 1101, 1997)

CHAPTER 17.40: C-3 COMMERCIAL NEIGHBORHOOD ZONE

Section

17.40.010 Purpose.

17.40.020 Uses permitted outright.

17.40.030 Conditional uses permitted.