

SECTION 16 - HIGHWAY COMMERCIAL DISTRICT, OR C-H DISTRICT

1. Purpose. This district is intended to provide for those commercial uses which are appropriate to major thoroughfare or highway locations, and are dependent upon thoroughfare travel, and for those establishments that require large land areas.
2. Permitted Uses. The following uses listed below are allowed:
 - A. Any Commercial enterprise conducted in accordance with the provisions of Section 16(1-10).
 - B. Accessory uses and buildings customarily appurtenant to a permitted use, or approved conditional use, such as incidental storage, are permitted.
 - C. Government Facilities.
 - D. Rest Stops or Waysides.
 - E. Transportation Facilities and Improvements
 1. Normal operation, maintenance;
 2. Installation of improvements within the existing right-of-way;
 3. Projects identified in the adopted transportation System Plan not requiring future land use review and approval;
 4. Landscaping as part of a transportation facility;
 5. Emergency measures;
 6. Street or road construction as part of an approved subdivision or partition;
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit.
 - A. Building over thirty-five (35) feet in height.
 - B. Apartments.
 - C. Transportation Facilities and Improvements
 1. Transportation projects that are not designated improvements in the Transportation System Plan;
 2. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.
4. Height Regulations. No building or structure shall be hereafter be erected, enlarged or structurally altered to exceed a height of thirty-five (35) feet. For exceptions, see Section 30 (3).
5. Lot Requirements. All buildings and structures shall be designed and placed on each lot so as to establish and maintain a compatible relationship to abutting and adjacent properties, as per Site Review required. See following Subsection 6.

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6. Site Plan Review. Site Plan Review shall be required before the issuance of a permit for any new construction or substantial remodeling or improvement to existing buildings or structures as per Section 22.
7. Signs: As per Section 24.
8. Access Requirements. Access requirements will be determined on the basis of the traffic Capacity Analysis as per Section 22, 6(f), and the City of Tillamook City Overall Traffic Plan.
9. Off-Street Parking and Loading. Off-Street Parking and loading space shall be provided as required in Section 25.
10. Other Required Conditions.
 - A. All business, service, repair, processing, storage or merchandise display on property abutting or across the street from a lot in an R-7.5, R-5.0, or R-O District, shall be conducted wholly within an enclosed building unless screened from the "R" District by a sight-obscuring fence or wall not less than six (6) feet nor more than eight (8) feet in height. Said fence or wall shall not extend into a required front yard area.
 - B. Motor vehicle, boat, or trailer rental, sales or storage lot shall be drained and surfaced with rock or pavement, except in those portions of the lot maintained as landscaped areas.
 - C. Solid waste containers and receptacles shall be screened and away from public view.
 - D. Separate stores, shops, businesses, offices or establishments owned and/or operated separately which are part of shopping mall or shopping center concept or complex may only contain permitted uses as defined by Section 16, 2(a).
 - E. The emission of disturbing vibrations or of unpleasant odorous gases or matter in such quantity or at such amplitude as to be readily detectable at any point beyond the property line of the use creating the vibrations or odors is prohibited.
 - F. All uses in the C-H District shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare, or lighting to a degree which might be obnoxious or offensive to persons residing in or conducting business in this or any other district.

(Added by Ordinance #1187, effective 12/03/03)