

## Section 2.3

### COMMERCIAL DISTRICTS

#### **2.3.100 Purpose and Applicability.**

**A. Purpose.** The purpose of the commercial districts is to:

1. Allow a mixture of complimentary land uses that may include, retail, offices, commercial services, civic uses, and housing to create economic and social vitality and to encourage the linking of trips;
2. Develop commercial and mixed-use areas that encourage walking as an alternative to driving, and provide more employment and housing options;
3. Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;
4. Provide both formal and informal community gathering places;
5. Provide roadway and pedestrian connections from the commercial districts to neighborhoods and other employment areas;
6. Maintain, preserve and enhance the distinct storefront character, which identifies the downtown commercial district;
7. Encourage efficient land use by facilitating compact development and minimizing the amount of land needed for surface parking;
8. Facilitate development (land use mix, density and design) that can be served by public transit where applicable;
9. Provide appropriate locations and design standards for automobile and truck-dependent uses;
10. Maintain mobility along traffic corridors and statewide highways; and
11. Provide for automobile-oriented uses, while preventing strip-commercial development in highway corridors.

**B. Applicability.** Commercial zoning districts fall under two categories:

1. Downtown Commercial (C-1); and
2. Community Commercial (C-3).

#### **2.3.110 Permitted Uses, Conditional Uses, and Structures.**

**A. Permitted, Conditional Uses and Structures.** The land uses listed in Table 2.3.110 are permitted in the commercial districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.3.110 and the land uses that are approved as “similar” to those in Table 2.3.110 may be permitted. The land uses identified with a “C” in Table 2.3.110 require conditional use permit approval prior to development, in accordance with section 4.5 Conditional Use Permits.

**B. Determination of Similar Land Use.** Similar use determinations shall be made in conformance with the procedures in section 4.9 Code Interpretations.

**Table 2.3.110 – Permitted Uses**

Uses	Status of Use in District	
	C-1	C-3
<b>Residential</b> , provided that the residential component comprises not more than 50% of the building floor area.	P	P
Residential Home	CS	CS
Residential Facility	P	P
Residential Center	P	P
<b>Commercial</b>		
Retail Sales and Professional/Personal Service		
- enclosed within a building	P	P
- not enclosed	N	P
Restaurants	P	P
Office and Clinics (Professional, Medical, Dental, etc., including Medical Laboratories)	P	P
Mortuaries, Crematoriums and Columbarium excluding outside storage or display	P	P
Lodging, including Bed and Breakfast	P	P
Vehicle Sales and Services, Including fuel sales	C	P
Commercial and Public Parking	P	P
Commercial Storage		
- enclosed in an upper story of a building	P	P
- not enclosed in building or on ground floor	C	P
Entertainment		
- enclosed in building (e.g., theater)	P	P
- not enclosed (e.g., amusement)	C	C
Recreational Vehicle Sales, Services and Parks	C	P
Wholesale		
- enclosed in a building	C	P
- not enclosed in a building	N	P
Mixed Use (residential with commercial or civic use)	P	P
See Residential, above.		
<b>Civic</b>		
Government	P	P
Parks and Open Space	P	P
Private Utilities	P	P
Schools		
- pre-school, daycare, and primary	C	C
- secondary, colleges, and vocational	C	C
Clubs and Religious Institutions	C	C
<b>Industrial</b>		
Manufacturing and Production		
- greater than 5,000 sq. ft.	N	C
- not enclosed in a building or on ground floor	C	C

Warehouse		
- enclosed in an upper story of a building	P	P
- not enclosed in a building or on ground floor	N	P
Telecommunications structures, including wireless	C/S	C/S
Transportation, Freight and Distribution	N	C
Industrial Service (e.g., cleaning, repair)	C	C
Processing of Raw Materials	N	C

**Key:**

P = Permitted

C-1 =

*Downtown Commercial District*

S = Permitted with special standards or limitations

C-3 =

*Community Commercial District*

C = Conditional use permit required

N = Not permitted

**2.3.130 Development Standards.** All developments within the commercial districts must comply with the development standards listed in Table 2.3.130.

**Table 2.3.130 – Development Standards**

<i>Standards</i>	<i>Status of Standard in District</i>	
	<b>C-1</b>	<b>C-3</b>
Zone Size minimum	None	None
Building Height – maximum (feet)	50 ft. 60 ft. when at least 10,000 s.f. of floor area is residential	35 ft. 50 ft. when at least 10,000 s.f. of floor area is residential
Yard Setbacks (feet)		
- front setback – minimum	0 feet	0 feet
- front setback – maximum (1)	10 feet – except the setback may be increased to provide a pedestrian plaza, extra-sidewalk, or outdoor seating area.	20 feet, when C-3 site abuts a residential district
- side setbacks	0 feet side and rear, except 10 feet minimum adjacent to residential district	0 feet side and rear, except 10 feet minimum adjacent to residential district
- rear setbacks		
Lot Size and Dimensions	No Standard	No Standard
Lot Coverage – maximum coverage (2)	80%	75%

**Notes:**

(1) The maximum front setback standard is met when at least 50 percent of the site frontage has building facade(s) placed at the minimum setback, at the maximum setback, or anyplace in between the minimum and maximum setback. Alternatively, the building may be setback by more than the maximum setback if the intervening space is improved with a pedestrian plaza with decorative pavers, landscape planters, seating, and other furnishings or amenities, as approved through Site Plan Review.

(2) Compliance with other code standards may preclude development at the maximum allowable lot coverage.

**2.3.135 Special Status for Single Family Residences.** Existing uses granted special status (allowed) in commercial districts: Notwithstanding the restrictions of any other section of the Sutherlin Municipal Code, all single-family residential dwellings built before January 1, 2006, on commercial zoned properties are considered conforming to the base district. If any building on these properties is substantially destroyed, as defined in 5.3.110, it may be rebuilt to the same size as existed when it was destroyed, subject to the regulations of any applicable overlay district. If an existing single-family residence is converted to a permitted commercial use, the special status granted here is rescinded, and the use of the property must thereafter conform to the requirements of section 2.3.110 and 2.3.130 for permitted uses and development standards of the commercial districts.