

## Chapter 2.2 — Commercial (C) District

### Sections:

- 2.2.100 - Purpose
- 2.2.110 - Permitted Land Uses
- 2.2.120 - Building Setbacks
- 2.2.130 - Lot Coverage
- 2.2.140 - Building Orientation
- 2.2.150 - Building Height
- 2.2.155 - Exterior Building Color
- 2.2.160 - Design Standards
- 2.2.170 - Pedestrian Amenities
- 2.2.180 - Special Standards for Certain Uses
- 2.2.190 - Off Street Parking
- 2.2.200 - Tourist Commercial Sub-District (TC)
- 2.2.210 - Neighborhood Commercial (NC)

### **2.2.100 Purpose.**

The city seeks to have a mix of commercial areas to provide a variety of opportunities for residents and those traveling through. This will be achieved through a Commercial district and a variety of sub districts that include the Downtown District, the Tourist Commercial Sub-District, and the Neighborhood Commercial Sub-District.

A city goal is to strengthen the Downtown District (DD) as the “heart” of the community and as the logical place for people to gather and create a business center. The DD is intended to support this goal through elements of design and appropriate mixed-use development. This chapter provides standards for the orderly development of commercial uses and of the Downtown District based on the following principles:

- Efficient use of land and urban services.
- A pleasant, safe, and convenient pedestrian environment.
- A mixture of land uses to encourage walking as an alternative to driving and provide more employment and housing options.
- Both formal and informal community gathering places.
- A distinct storefront character which identifies Downtown.
- Connections to neighborhoods and other employment areas.
- Opportunities for visitor accommodations and tourism amenities.

### **2.2.110 Permitted Land Uses.**

- A. Permitted Uses.** The land uses listed in Table 2.2.110.A are permitted in the Commercial District, subject to the provisions of this Chapter. Only land uses that are specifically listed in Table 2.2.110.A, and land uses that are approved as “similar” to those in Table 2.2.110.A, may be permitted. The land uses identified with a “CU” in Table 2.2.110.A require Conditional Use Permit

approval prior to development or a change in use, in accordance with Chapter 4.4 Conditional Use Permits. Development Review or Site Design Review shall be required for new developments and modifications of existing developments in accordance with Chapter 4.2.

- B. Determination of Similar Land Use.** Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 - Interpretations.

<b>Table 2.2.110.A</b> <b>Land Uses and Building Types Permitted in the Commercial District</b>	
<b>Use</b>	<b>Applicable Standards</b>
<b>1. Commercial:</b> a. Auto-dependent and auto-oriented uses and facilities (including drive-up, drive-in, and drive-through facilities) b. Entertainment (e.g., theaters, clubs, amusement uses) c. Hotels/motels d. Medical and dental offices, clinics, urgent care facilities, veterinarians, and laboratories e. Mixed use development (housing & other permitted use) f. Office uses (i.e., those not otherwise listed) g. Personal and professional services (e.g., childcare center, catering/food services, restaurants, laundromats and dry cleaners, barber shops and salons, banks and financial institutions, and similar uses) h. Repair services i. Retail trade and services j. Uses similar to those listed above	Auto-dependent and auto-oriented uses and facilities (1.a) are subject to standards in Section 2.2.180.E and require a Conditional Use Permit per Chapter 4.4  Mixed use (1.e) is subject to standards in Section 2.2.180  Similar uses (1.j) may require a Conditional Use Permit as applicable
<b>2. Public and Institutional:</b> a. Churches and places of worship b. Clubs, lodges, similar uses c. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses) d. Libraries, museums, community centers, concert halls and similar uses e. Public parking lots and garages (when a stand-alone use) f. Private utilities g. Public parks and recreational facilities h. Schools (public and private) i. Special district facilities j. Telecommunications equipment (including wireless) k. Uses similar to those listed above	Public and Institutional Uses are subject to standards in Section 2.2.180  Public parking lots and garages (2.e) require a Conditional Use Permit per Chapter 4.4  Telecommunications equipment reviewed under 3.6.100.  Similar uses may require a Conditional Use Permit if required for the similar use

<b>Table 2.2.110.A</b> <b>Land Uses and Building Types Permitted in the Downtown District</b>	
<b>Use</b>	<b>Applicable Standards</b>
<b>3. Transportation Facilities and Improvements:</b> <ol style="list-style-type: none"> <li>Normal operation, maintenance.</li> <li>Installation of improvements within the existing right-of-way.</li> <li>Projects identified in the adopted Transportation System Plan not requiring future land use review and approval.</li> <li>Landscaping as part of a transportation facility.</li> <li>Emergency Measures.</li> <li>Street or road construction as part of an approved subdivision or partition.</li> <li>Transportation projects that are not designated improvements in the Transportation System Plan; and</li> <li>Transportation projects that are not designed and constructed as part of an approved subdivision or partition.</li> </ol>	Transportation projects (3.g and 3.h only) are subject to criteria for transportation improvements in Section 4.4.500 and require a Conditional Use Permit per Chapter 4.4
<b>4. Residential</b> <i>Single-family</i> <ol style="list-style-type: none"> <li>Single-family detached housing (existing housing only)</li> <li>Accessory dwellings (existing housing only)</li> <li>Manufactured homes – individual lots (existing housing only)</li> </ol> <i>Multi-family</i> <ol style="list-style-type: none"> <li>Multi-family housing (as mixed-use)</li> </ol> <i>Residential care</i> <ol style="list-style-type: none"> <li>Residential care homes and facilities</li> <li>Family daycare (12 or fewer children)</li> <li>Group living facilities</li> </ol>	Residential uses are subject to standards in Section 2.2.180
<b>5. Accessory Uses and Structures</b>	Accessory uses and structures are subject to standards in Section 2.2.180
<b>6. Industrial:</b> Light manufacture (e.g., small-scale crafts, electronic equipment, bakery, furniture, similar goods when in conjunction with retail)	Industrial uses are subject to standards in Section 2.2.180

- C. Land Uses Prohibited in the Commercial District** Only uses specifically listed in Table 2.2.110A, and uses similar to those in Table 2.2.110.A, are permitted in this district. The following uses are expressly prohibited: heavy industrial uses and new residential uses, except mixed use development.

#### **2.2.120 Building Setbacks.**

In the Commercial District the yards shall be as follows:

- The setback from any street shall be 20 feet.
- The side yard shall be a minimum of 20 feet measured from the foundation when abutting a residential zone.

- C. The rear yard shall be a minimum of 25 feet measured from the foundation when abutting a residential zone.

In the Downtown Sub-District, the following setbacks are applicable:

**A. Front Yard Setbacks.**

1. Minimum Setback. There is no minimum front yard setback required.
2. Maximum Setback. The maximum allowable front yard setback is 5 feet. This standard is met when a minimum of 75 percent of the front building elevation is placed no more than 5 feet back from the front property line. On parcels with more than one building, this standard applies to the largest building. The setback standard may be increased when a usable public space with pedestrian amenities (e.g., extra-wide sidewalk, plaza, pocket park, outdoor dining area or town square with seating) is provided between the building and front property line. (See also, Pedestrian Amenities Standards in Section 2.2.170 and Design Standards in Section 2.2.160 for related building entrance standards.)

**B. Rear Yard Setbacks.**

1. Minimum Setback. The minimum rear yard setback for all structures shall be 0 feet for street-access lots, and 6 feet for alley-access lots (distance from building to rear property line or alley easement) to provide space for parallel parking.
2. Through-Lots. For buildings on through-lots (lots with front and rear frontage onto a street), the front yard setbacks in “A” above shall apply.

- C. **Side Yard Setbacks.** There is no minimum side yard setback required, except that buildings shall conform to the vision clearance standards in Chapter 3.1 and the applicable fire and building codes for attached structures, fire walls, and related requirements.

- D. **Setback Exceptions.** Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar design features may encroach into setbacks by no more than 6 feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code. Walls and fences may be placed on the property line, subject to the requirements of Chapter 3.2 Landscaping and Fences and Walls.

**2.2.130 Lot Coverage.**

**Lot Coverage.** There is no maximum lot coverage requirement, except that compliance with other sections of this code may preclude full (100 percent) lot coverage for some land uses.

**2.2.140 Building Orientation.**

Buildings in all Commercial Districts shall be oriented to the street. In the Downtown Sub-District, the intent is to promote the walkable, storefront character of Downtown by placing buildings close to the street. Placing buildings close to the street slows traffic down and provides more “eyes on the street”, increasing the safety of public spaces.

**A. Applicability.** This Section applies to all the following types of development (i.e., those subject to Site Design Review):

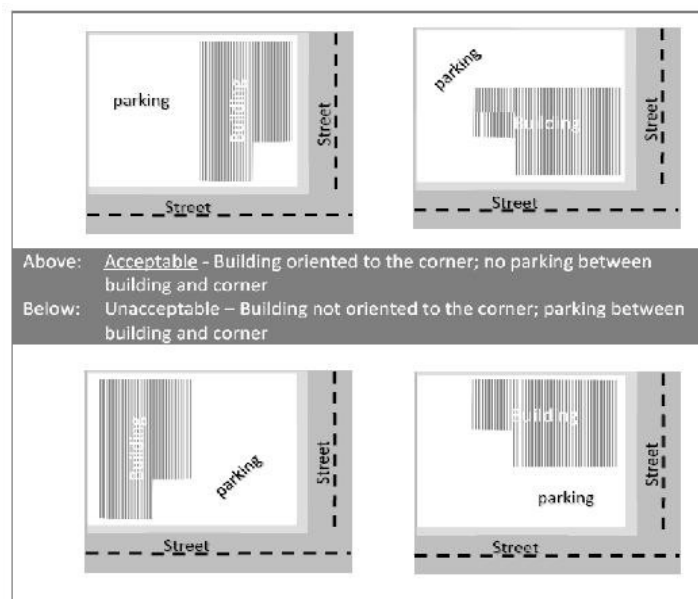
1. Multi-family housing;
2. Public and institutional buildings, except that the standard shall not apply to buildings which are subject to site design review or those that do not receive the public (e.g., buildings used solely to house mechanical equipment, and similar uses); and
3. Commercial and mixed-use buildings subject to site design review.

Compliance with all the provisions of subsections B through D, below, shall be required.

**B. Building Orientation Standard.** All the developments listed in Section A shall be oriented to a street. The building orientation standard is met when all the following criteria are met:

1. The minimum and maximum setback standards in Section 2.2.120 are met;
2. Buildings shall have their primary entrance(s) oriented to (facing) the street. Building entrances may include entrances to individual units, lobby entrances, entrances oriented to pedestrian plazas, or breezeway/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a building may have its entrance facing a side yard when a direct pedestrian walkway is provided between the building entrance and the street right-of-way.

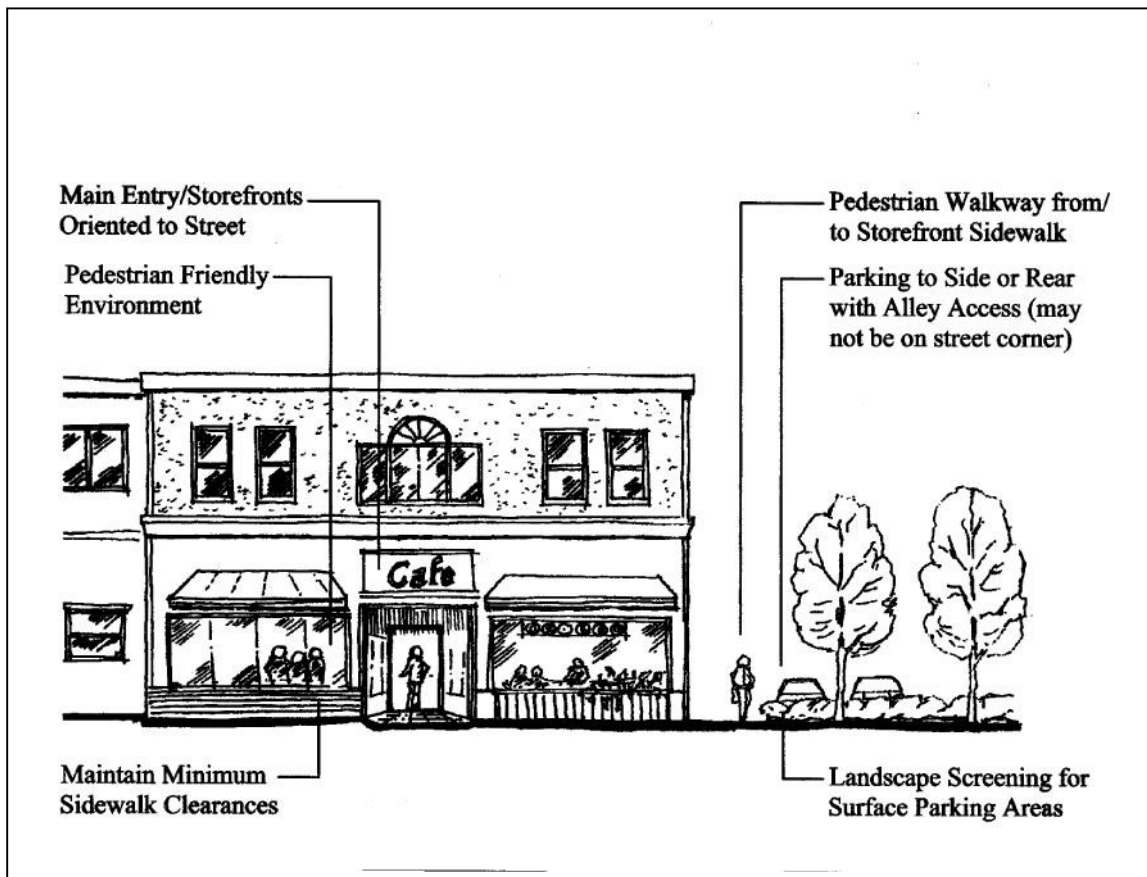
**Figure 2.2.140B – Building Orientation on Corner Lots**



3. Off-street parking, driveways or other vehicular circulation shall not be placed between a building and the street that is used to comply with subsection '2' above. On corner lots, buildings and their entrances shall be oriented to the street corner, as shown above; parking, driveways and other vehicle areas shall be prohibited between buildings and street corners.

- C. **Active Ground Floor Standard.** The street-side portions of the lower floors of all buildings shall contain shops, offices, lobbies, and other activities oriented toward the passerby. Display windows for viewing the activity inside the building shall be provided.

**Figure 2.2.140.D - Building Orientation (Typical)**



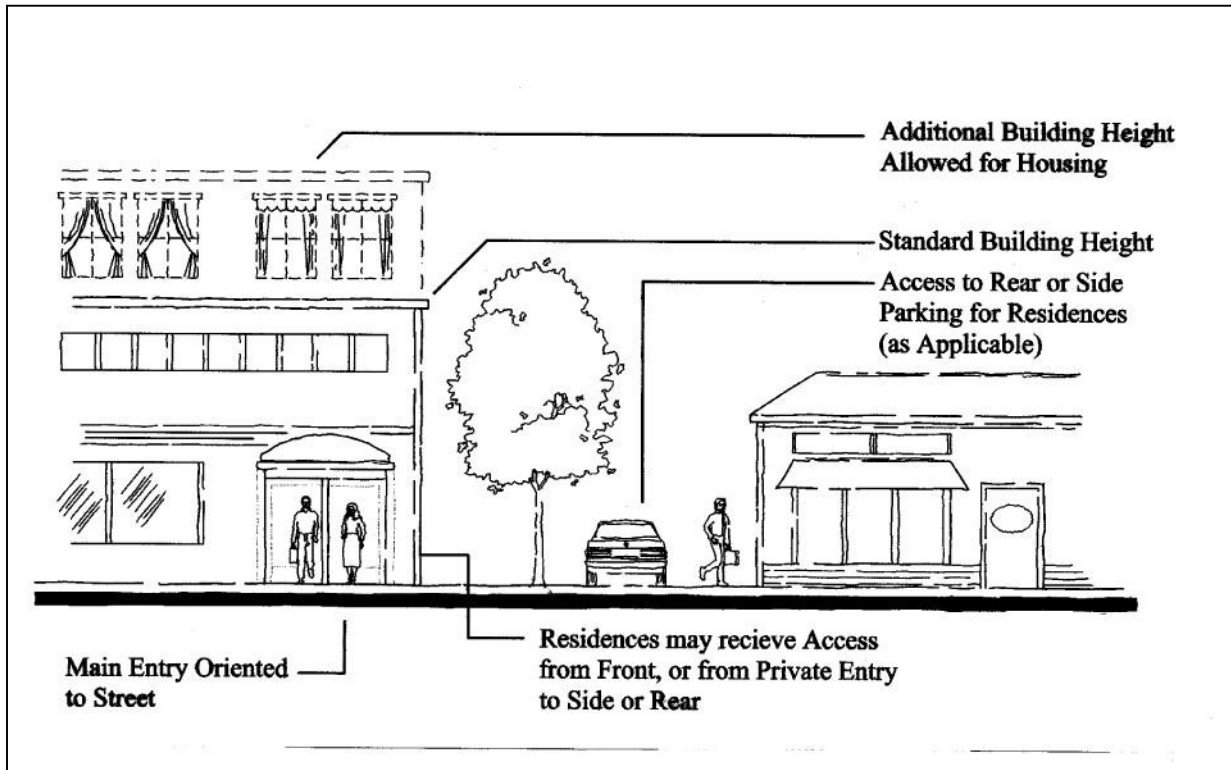
- D. **Continuous Building Frontage.** In the Downtown Sub-District buildings shall be built to the property lines on either side to create a continuous line of storefronts. Access may be provided to the rear parking areas by an internal walkway.
- E. **Variances.** The standards of this Section shall not be changed through a Class A Variance. The standard may be varied to address topographic or other physical constraints, in accordance with the provisions for Class B or C variances in Chapter 5.

#### **2.2.150 Building Height.**

Buildings in the Commercial District shall be no taller than four stories or forty-five feet tall.

All buildings in the Downtown Sub-District shall comply with the following building height standards. The standards are intended to allow for development of appropriately scaled buildings with a storefront character:

**Figure 2.2.150 - Building Height Diagram (Credit for Housing)**



- A. Maximum Height.** Buildings shall be no more than four stories or 45-feet whichever is smaller. The maximum height may be increased by 10 feet when housing is provided above the ground floor (“vertical mixed use”), as shown above. The building height increase for housing shall apply only to that portion of the building that contains housing.
- B. Method of Measurement.** “Building height” is measured as the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof (See Figure 2.1.170 for examples of measurement). The reference datum shall be selected by either of the following, whichever yields a greater height of building:
1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade; or
  2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection ‘a’ is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building. Not included in the maximum height are chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features that are not for human occupancy.

### 2.2.155 Exterior Building Color

All buildings in the Downtown Sub-District shall comply with the following exterior building color standards. The standards are intended to ensure development is compatible with the traditional character of downtown Stanfield. Building exteriors shall comply with the following standards:

- A. **Primary Walls.** Permitted colors include earth tones, creams, and pastels of earth tones. Unpainted brick, stone, and natural wood siding (excluding exposed underlayment) are also permitted. The Planning Official will review all proposed exterior paint colors to ensure compliance.
- B. **Trim and Detail.** High-intensity primary colors and metallic colors may be utilized as trim and detail colors only. Trim and detail shall be of contrast to the primary color.
- C. **Prohibited Colors.** Day-glow colors, highly reflective colors, and similar colors are not permitted.
- D. **Murals.** Nothing in the standards above should be construed as prohibiting City approved murals.

### 2.2.160 Design Standards.

- A. **Purpose and Applicability.** All development in the Commercial District is required to confirm with additional design standards in Chapter 3 including:

- Access and Circulation
- Landscaping, Street Trees, Fences and Walls
- Vehicle Parking, Bicycle Parking, and Loading Standards
- Public Facilities Standards
- Surface Water Management
- Other Design Standards
- Flood Plain Standards (if applicable)

Downtown Sub-District design standards are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles. The standards apply to new buildings and building additions that are subject to site design review. This section applies to all the following types of buildings:

1. Public and institutional buildings, except that the standard shall not apply to buildings that do not receive the public (e.g., buildings used solely to house mechanical equipment, and similar uses); and
2. Commercial and mixed-use buildings. The residential portion of mixed-use buildings shall comply with Section 2.2.180 and the design standards in Chapter 2.1.190.

- B. **Standards.** Non-residential buildings shall comply with the design standards below. A design feature used to comply with one standard may be used to comply with another standard. The City may approve adjustments to the standards as part of a site design review approval provided that the applicant demonstrates that the proposed adjustment better meets the purpose of the design standards and the zone.



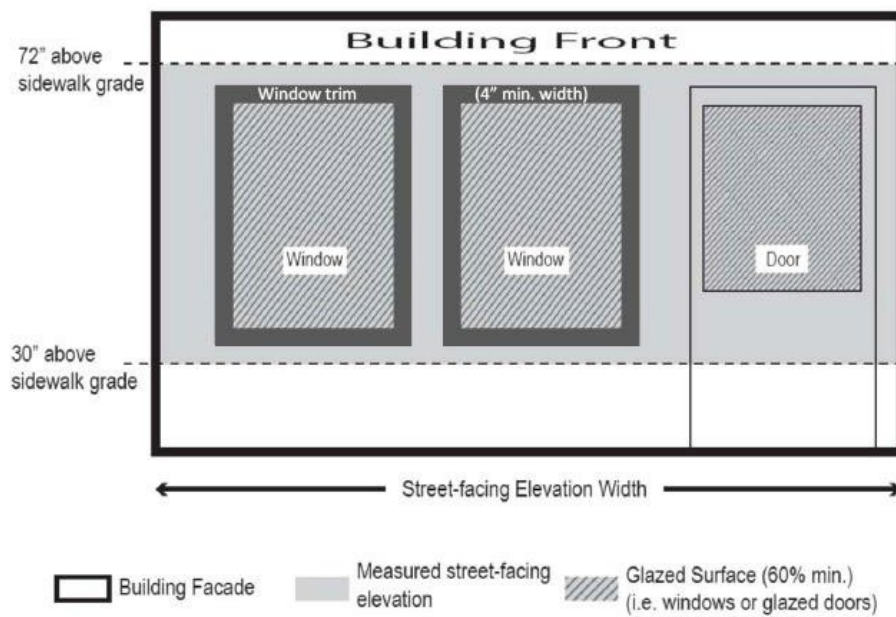
1. Building Entrances.

- a. All primary building entrances shall open to the sidewalk (where feasible) and shall conform to Americans with Disabilities Act (ADA) requirements, as applicable. Primary entrances above or below grade may be allowed where ADA accessibility is provided.
- b. Ground level pedestrian entrances oriented to a street shall be at least partly transparent for natural surveillance and to encourage an inviting and successful business environment. This standard may be met by providing a door with a window(s), a transom window above the door, or sidelights beside the door.

2. Windows. Except as approved for parking structures or accessory structures, the street-facing elevations of buildings shall provide display windows, windowed doors, and where applicable, transom windows to express a storefront character.

- a. For buildings adjacent to the street, the ground floor street-facing elevation(s) shall comprise at least 60 percent transparent windows, measured as a section extending the width of the street-facing elevation between 30 inches and 72 inches above the sidewalk grade. For buildings that are not adjacent to a street, such as those that are setback behind another building and those that are oriented to a civic space (e.g., internal plaza or court), shall meet the 60 percent transparency standard on all elevations abutting civic spaces(s) and on elevations containing a primary entrance.

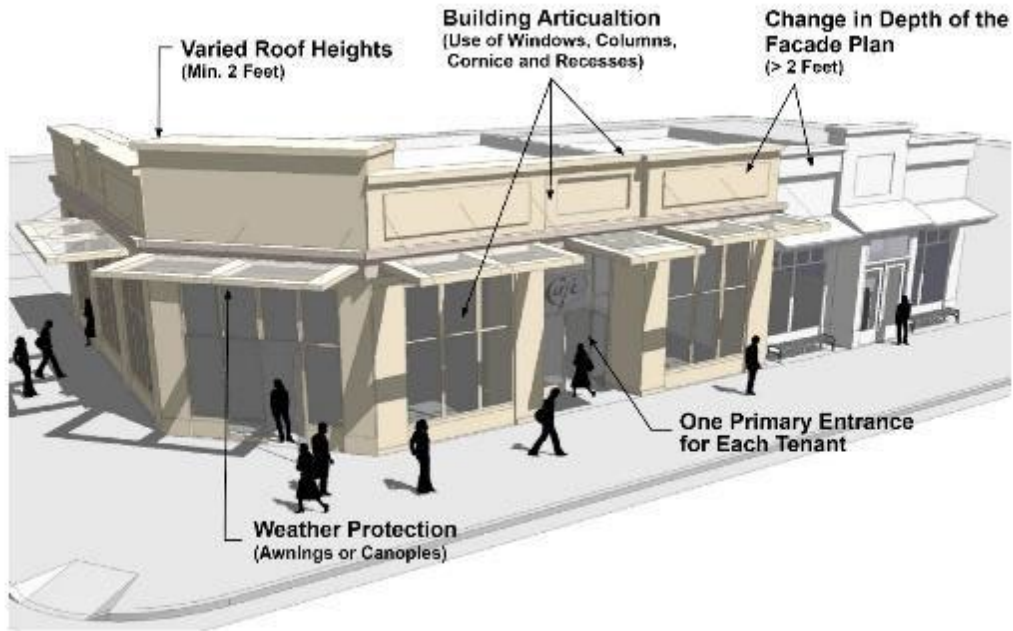
**Figure 2.2.160.B(1) – Ground floor Street-Facing Window Requirement**



- b. All side and rear elevations, except for zero-lot line or common wall elevations where windows are not required, shall provide not less than 30 percent transparency.

- c. Windows and display cases shall not break the front plane of the building (e.g., projecting display boxes are not allowed). For durability and aesthetic reasons, display cases, when provided, shall be flush with the building façade (not affixed to the exterior) and integrated into the building design with trim or other detailing. Window flower boxes are allowed provided they do not encroach into the pedestrian through-zone.
  - d. At a minimum, windows shall contain trim, reveals, recesses, or similar detailing of not less than four inches in width or depth as applicable. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.
  - e. Window Exceptions. The City may approve an exception to the above standards where existing topography makes compliance impractical. Where an exception to the window transparency requirement is made for parking garages or similar structures, the building design must incorporate openings or other detailing that resembles the window patterns (rhythm and scale).
3. All Elevations of Building. Architectural designs shall show all elevations of a building. Materials used on the front façade must turn the building corners and include at least a portion of the side elevations.
  4. Articulation. All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:
    - a. A “break” for the purposes of this subsection is a change in wall plane of not less than 24-inch in depth. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet this standard.
    - b. The City through Site Design Review may approve detailing that does not meet the 24-inch break-in-wall-plane standard where it finds that proposed detailing is more consistent with the architecture of buildings existing in the vicinity.
    - c. Building elevations that do not orient to a street or civic space need not comply with the 24-inch break-in-wall-plane standard but should complement the overall building design.
  5. Change in Materials. Elevations shall incorporate changes in material that define a building’s base, middle, and top, as applicable, and create visual interest and relief. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.

**Figure 2.2.160.B(2) - Downtown Building Design Elements**



**Figure 2.2.160.B(3) –Building Base, Middle and Top**



6. Defined Upper Story(ies). Building elevations shall contain detailing that visually defines street level building spaces (storefronts) from upper stories. The distinction between street level and upper floors shall be established, for example, through the use of awnings, canopies, belt course, or similar detailing, materials, or fenestration.

7. **Minimum Pedestrian Shelter Coverage.** Permanent awnings, canopies, recesses, or similar pedestrian shelters shall be provided and maintained in good condition along at least 50 percent of the ground floor elevation(s) of a building where the building abuts a sidewalk, civic space, or pedestrian access way. Pedestrian shelters used to meet the above standard shall extend at least five feet over the pedestrian area; except that the City, through Site Design Review, may reduce the above standards where it finds that existing right-of-way dimensions, easements, or building code requirements preclude standard shelters. In addition, the above standards do not apply where a building has a ground floor dwelling, as in a mixed- use development or live-work building, and the dwelling has a covered entrance. Pedestrian shelters shall comply with applicable building codes and shall be designed to be visually compatible with the architecture of a building. If mezzanine or transom windows exist, the shelter shall be below such windows where practical. Where applicable, pedestrian shelters shall be designed to accommodate pedestrian signage (e.g., blade signs), while maintaining required vertical clearance.
8. **ATMs and Kiosks.** Where ATMs or other kiosks are proposed on any street-facing elevation, they shall be visible from the street for security and have a canopy, awning, or other weather protection shelter.
9. **Mechanical Equipment:**
  - a. **Building Walls.** Where mechanical equipment, such as utility vaults, air compressors, generators, antennae, satellite dishes, or similar equipment, is permitted on a building wall that abuts a public right-of-way or civic space, it shall be screened. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other practical alternatives exist; such equipment shall be placed on a side or rear elevation where practical.
  - b. **Rooftops.** Except as provided below, rooftop mechanical units shall be setback or screened behind a parapet wall so that they are not visible from any public right-of-way or civic space. Where such placement and screening is not practicable, the City may approve painting of mechanical units in lieu of screening; such painting may consist of muted, earth-tone colors that make the equipment visually subordinate to the building and adjacent buildings, if any.
  - c. **Ground-Mounted Mechanical Equipment.** Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The City may require additional setbacks and noise attenuating equipment for compatibility with adjacent uses.

#### **2.2.170 Pedestrian Amenities.**

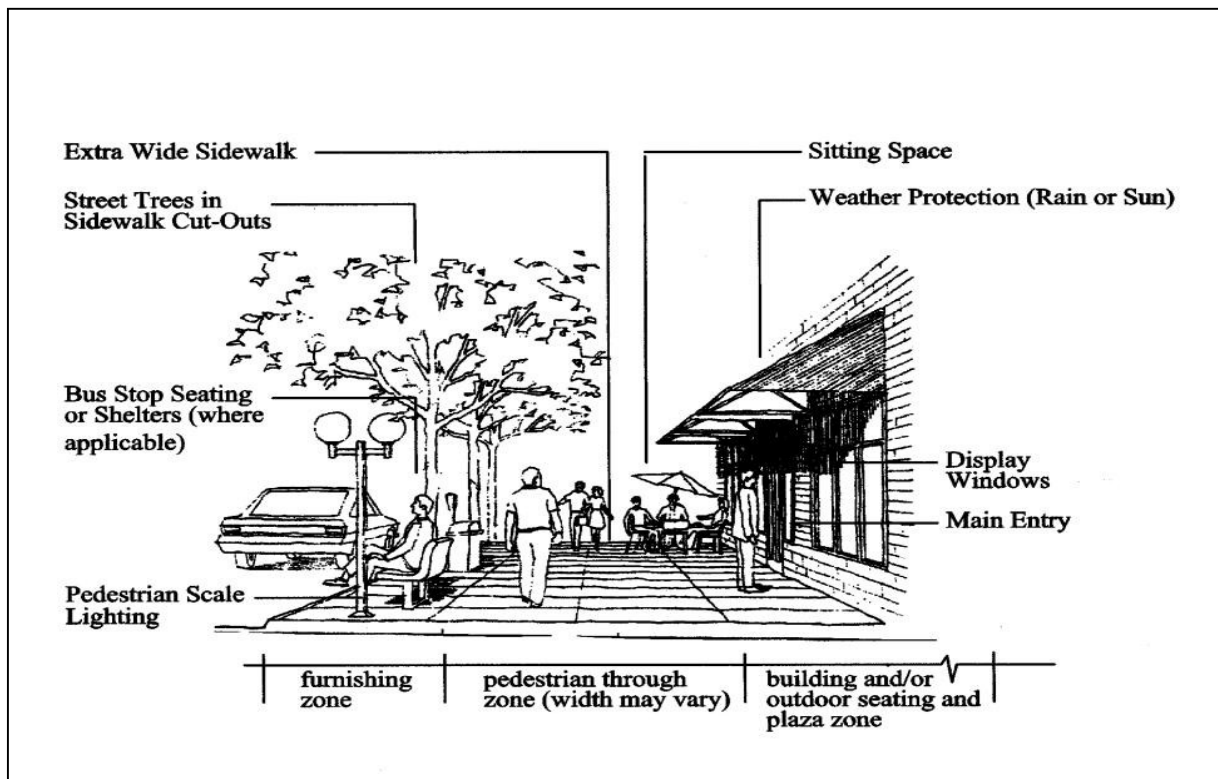
- A. Purpose and Applicability.** Commercial development shall incorporate pedestrian amenities as outlined in Chapter 3.1 Access and Circulation. This section is intended to complement the building orientation standards in Section 2.2.140, and the street standards in Chapter 3.1, by providing comfortable and inviting pedestrian spaces within the Downtown Sub-District. Pedestrian amenities serve as informal gathering places for socializing, resting, and enjoyment of the City's Downtown, and contribute to a walkable district. This section applies to all the following types of buildings:

1. Public and institutional buildings, except that the standard shall not apply to buildings which are not subject to site design review or those that do not receive the public (e.g., buildings used solely to house mechanical equipment, and similar uses); and
2. Commercial and mixed-use buildings subject to site design review.

**B. Pedestrian Amenity Standards.** Every development shall provide one or more of the “pedestrian amenities” listed and illustrated below. Pedestrian amenities may be provided within a public right-of-way (i.e., on the sidewalk, curb, or street pavement) when approved by the City (for city streets), Umatilla County (for County roads), or the Oregon Department of Transportation (“ODOT”)(for state highways).

1. A plaza, courtyard, square or extra-wide sidewalk next to the building entrance (minimum width of 8 feet);
2. Sitting space (i.e., dining area, benches or ledges between the building entrance and sidewalk (minimum of 16 inches in height and 30 inches in width);
3. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).
4. Public art which incorporates seating (e.g., fountain, sculpture, etc.).

**Figure 2.2.170 - Pedestrian Amenities (Typical)**



*Note: the example shown above is meant to illustrate examples of pedestrian amenities. Other types of amenities and designs may be used.*

### 2.2.180 Special Standards for Certain Uses.

This section supplements the standards contained Sections 2.2.100 through 2.2.170. It provides standards for the following land uses to control the scale and compatibility of those uses within the Downtown District:

- Residential as a Mixed Use
- Public and Institutional Uses
- Accessory Uses and Structures
- Automobile-Oriented Uses and Facilities
- Outdoor Storage and Display
- Light Manufacture

**A. Residential Mixed Use.** Higher density residential uses, such as mixed use buildings, are permitted to encourage housing near employment, shopping and services. All mixed use residential developments shall comply with the standards in 1-6, below, which are intended to require mixed use development; conserve the community's supply of commercial land for commercial uses; provide for designs which are compatible with a storefront character; avoid or minimize impacts associated with traffic and parking; and ensure proper management and maintenance of common areas. Residential uses that existed prior to the effective date of this code are exempt from this Section.

1. Mixed Use Development Required. Residential uses shall be permitted only when part of a mixed-use development (residential with commercial or public/institutional use). Residential uses will be limited to upper story floors.
2. Limitation on street-level housing. This standard is intended to reserve storefront space for commercial uses and public/institutional uses; it does not limit residential uses above the street level on upper stories. For parcels with street access at more than one level (e.g., sloping sites with two street frontages), the limitation on residential building space shall apply to all street frontages.
3. Density. There is no minimum or maximum residential density standard. Density shall be controlled by the applicable lot coverage and building height standards.
4. Parking, Garages, and Driveways. All off-street vehicle parking, including surface lots and garages, shall be oriented to alleys, placed underground, placed in structures above the ground floor, or located in parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances shall be oriented to a side-street (i.e., away from Main Street) when access cannot be provided from an alley.
5. Common Areas. All common areas (e.g., walkways, drives, courtyards, private alleys, parking courts, etc.) and building exteriors shall be maintained by a homeowner's association or other

legal entity. Copies of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

- B. Public and Institutional Uses.** Public and institutional uses (as listed in Table 2.2.110.A) are allowed in the Downtown District, except that automobile-oriented uses shall comply with the standards in “E”, below. Typical automobile-oriented uses in this category include public works yards, equipment storage and repair, school bus companies, and similar facilities that store, repair or service automobiles, trucks, buses, heavy equipment, and construction materials.
- C. Accessory Uses and Structures.** Accessory uses and structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures in the Downtown District include small workshops, greenhouses, studios, storage sheds, and similar structures. Accessory uses and structures are allowed for all permitted land uses within the Downtown District, as identified in Table 2.2.110.A. Accessory structures shall comply with the following standards:
- D.**
1. Primary use required. An accessory structure shall not be allowed before or without a primary use, as identified in Table 2.2.110.A.
  2. Setback standards. Accessory structures shall comply with the setback standards in Section 2.2.120, except that the maximum setback provisions shall not apply.
  3. Design guidelines. Accessory structures shall comply with the design guidelines, as provided in Section 2.2.160.
  4. Restrictions. A structure shall not be placed over an easement that prohibits such placement. No structure shall encroach into the public right-of-way.
  5. Compliance with subdivision standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.
- E. Automobile-Oriented Uses and Facilities.** Automobile-oriented uses and facilities, as defined below, shall conform to all the following standards in the Downtown District. The standards are intended to provide a vibrant storefront character, slow traffic down, and encourage walking.
1. Parking, Garages, and Driveways. All off-street vehicle parking, including surface lots and garages, shall be accessed from alleys or side streets, placed underground, placed in structures above the ground floor, or located in parking areas located behind or to the side of a building; except that side-yards on corner lots shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front elevation by a minimum of 4 feet. On corner lots, garage entrances shall be oriented to a side-street (i.e., away from Main Street) when vehicle access cannot be provided from an alley. Individual surface parking lots shall not exceed one-half city block; larger parking areas shall be in multiple-story garages.
  2. Automobile-Oriented Uses. “Automobile-oriented use” means automobiles and/or other motor vehicles are an integral part of the use. These uses are restricted because, when unrestricted, they detract from the pedestrian-friendly, storefront character of the district and can consume

large amounts of land relative to other permitted uses. Automobile-oriented uses shall comply with the following standards:

- a. Vehicle repair, sales, rental, storage, service. Businesses that repair, sell, rent, store, or service automobiles, trucks, motorcycles, buses, recreational vehicles/boats, construction equipment, and similar vehicles and equipment are permitted when the use is contained within an enclosed building / permitted when the use does not exceed 5,000 square feet (indoor and outdoor) or 100 feet of street frontage, whichever is less. "Street frontage" shall be based on the frontage that is not developed with buildings or pedestrian amenities, as defined in Section 2.2.170.}
- b. Drive-up, drive-in, and drive-through facilities. Drive-up, drive-in, and drive-through facilities (e.g., associated with restaurants, banks, car washes, and similar uses) are permitted only when accessory to a primary commercial "walk-in" use, and shall conform to all the following standards:
  - (1) The facility receives access from an alley or driveway, and not a street;
  - (2) None of the drive-up, drive-in, or drive-through facilities (e.g., driveway queuing areas, windows, teller machines, service windows, drop-boxes, and similar facilities) are located within 20 feet of a street and shall not be oriented to a street corner. (Walk-up only teller machines and kiosks may be oriented to a corner);
  - (3) The facility is subordinate to a primary permitted use. "Subordinate" means all components of the facility, in total, occupy less street frontage than the primary commercial or public/institutional building; and
  - (4) No more than one drive-up, drive-in, or drive-through facility shall be permitted on one block, or for a distance of 400 linear feet along the same street frontage, whichever is less.

**F. Sidewalk Displays.** Sidewalk display of merchandise and vendors shall be limited to cards, plants, gardening/floral products, food, books, newspapers, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile oriented). A minimum clearance of 4 feet shall be maintained on the sidewalk at all times to allow pedestrians to pass by the displays. Display of larger items, such as automobiles, trucks, motorcycles, buses, recreational vehicles/boats, construction equipment, building materials, and similar vehicles and equipment, is prohibited.

**G. Light Manufacture.** Light manufacture uses are allowed in the Downtown. "Light manufacture" means production or manufacturing of small-scale goods, such as crafts, electronic equipment, bakery products, printing and binderies, furniture, and similar goods. Light manufacture uses shall conform to all of the following standards that are intended to protect the pedestrian-friendly, storefront character of Downtown:

1. Retail or Service Use Required. Light manufacture is allowed only when it is in conjunction with permitted retail or service use.
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.



### 2.2.190 Off Street Parking.

- A. There is no minimum number of off-street parking spaces required in the Downtown District, however, the “maximum parking” standards of Chapter 3.3 apply.

### 2.2.200 Tourist Commercial Sub-District

- A. **Purpose.** The intent of the Tourist Commercial Sub-District is to accommodate the development of commercial facilities catering to the traveling public.

The base standards of the Commercial District apply, except as modified by the standards of this Sub- District.

- B. **Permitted Land Uses.** See Table 2.2.190.A

<b>Table 2.2.190.A</b>	
<b>Land Uses and Building Types Permitted in the Tourist Commercial Sub-District</b>	
<b>1. Commercial:*</b> <ul style="list-style-type: none"><li>a. Auto-oriented uses and facilities including truck stops</li><li>b. Hotels/motels</li><li>c. Office uses (i.e., those not otherwise listed)</li><li>d. Personal and professional services (<i>e.g.</i>, child care center, catering/food services, restaurants, laundromats and dry cleaners, barber shops and salons, banks and financial institutions, and similar uses)</li><li>e. Repair services</li><li>f. Uses similar to those listed above</li></ul>	<ul style="list-style-type: none"><li>b. Installation of improvements within the existing right-of-way;</li><li>c. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval;</li><li>d. Landscaping as part of a transportation facility;</li><li>e. Emergency Measures;</li><li>f. Street or road construction as part of an approved subdivision or partition;</li><li>g. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and</li><li>h. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU)</li></ul>
<b>2. Public and Institutional*:</b> <ul style="list-style-type: none"><li>a. Government facilities (public safety, utilities, and similar non-office uses)</li><li>b. Campgrounds</li><li>c. Recreational Vehicle Parks</li><li>d. Telecommunications equipment (including wireless)</li><li>e. Uses similar to those listed above (subject to CU requirements, as applicable)</li></ul>	<b>4. Accessory Uses and Structures*</b>
<b>3. Transportation Facilities and Improvements:</b> <ul style="list-style-type: none"><li>a. Normal operation, maintenance;</li></ul>	<b>5. Industrial*:</b> Light manufacture ( <i>e.g.</i> , small-scale crafts, electronic equipment, bakery, furniture, similar goods when in conjunction with retail)

Land uses with (CU) shall require a Conditional Use Permit in accordance with Chapter 4.4. Uses marked with an asterisk (\*) are subject to the standards in Section 2.2.180 Special Standards for Certain uses. \*\*Uses marked with 2 asterisks are subject to the standards in Section 4.4.500. Temporary uses are subject to the standards in Section 4.9. NOTE: Section 2.2.180.D. Automobile-Oriented Uses and Facilities does not apply to development within this Sub-District.

### 2.2.210 Neighborhood Commercial (NC)

- A. Purpose/Intent Statement:** The Neighborhood Commercial Sub-District is designed to provide land for small-scale commercial uses that are compatible with adjacent residential development. All Neighborhood Commercial uses shall comply with the following standards, which are intended to promote land use compatibility and transition between the Downtown Commercial, Neighborhood Commercial, and residential uses.
- B. Permitted Uses.** Only those Neighborhood Commercial uses specifically listed below may be permitted. Residential and Neighborhood Commercial uses may be mixed “vertically” — meaning that a residential use is developed above the commercial use (i.e., ground floor retail/office with upper-story apartments, townhomes, or condominiums), or may be mixed “horizontally” — meaning commercial and residential uses both occupy ground floor space. Automobile-oriented uses are expressly prohibited.

Table 2.2.210.A Land Uses and Building Types Permitted in the Neighborhood Commercial Sub-District	
Residential Uses: Single-Family, Duplex, or TriPlex Townhomes Cottage Clusters  Mixed Use Building with the Commercial use to the front and the residential use to the rear, in the basement, or on the second floor	Commercial Uses: Childcare Center (for more than 12 children) Food Services, excluding automobile-oriented uses Laundromats and dry cleaners Retail Goods and services Medical and dental offices, clinics, and laboratories Personal Services (barber shop, salon, similar uses) Professional and administrative offices Repair services that can be conducted entirely within the building Light Manufacture conducted entirely within the building

- C. Building Mass Supplemental Standard.** The maximum width or length of a Neighborhood Commercial or mixed-use (residential and commercial) building shall not exceed 80 feet (from end-wall to end-wall).
- D. Floor Area Supplemental Standards.** The maximum commercial floor area shall not exceed 5,000 square feet total per site within the Neighborhood Commercial Sub-district. Floor area is measured by totaling the interior floor area of all building stories, except crawl spaces (i.e., with less than 7 ½ feet of vertical clearance).
- E. Hours of Operation.** Neighborhood Commercial land uses shall be limited to the following hours of operation: 7 a.m. to 8 p.m.

Figure 2.1.500 - Neighborhood Commercial (Typical Site Layout)

