

Chapter 17.62C GENERAL COMMERCIAL

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17.62.010 Purpose. The purpose of the general commercial zone is to provide for a concentrated, central commercial, office and major retail goods and services area with opportunities for employment and business and professional services in close proximity to residential services and located adjacent to arterial or collector streets. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.62.030 Permitted and Conditional uses. (Ord 877, 2019; Ord 868, 2018)

Use	
Church	Permitted outright ¹
Community recreation facilities	Permitted outright ¹
Convenience sales	Permitted outright ¹
Cultural exhibits and library services	Permitted outright ¹
Day care facility	Permitted outright ¹
Mixed-use building	Permitted outright ¹
Eating and drinking establishments	Permitted outright ¹
Equipment rentals, general	Permitted outright ¹
Financial, insurance and real estate services	Permitted outright ¹
Food and beverage retail sales	Permitted outright ¹
Food cart pod (Type I or II), subject to Chapter 17.126	Permitted outright ¹
General retail sales	Permitted outright ¹
Home occupation (Type I) subject to Chapter 17.142, Home Occupations	Permitted outright ¹
Hospitals	Permitted outright ¹
Hotel/motel	Permitted outright ¹
Lodge, fraternal and civic assembly	Permitted outright ¹

Medical and dental services	Permitted outright ¹
Multifamily buildings, when located outside of the Scappoose Creek Floodplain	Permitted outright ¹
Live/work townhouses or live/work multifamily building	Permitted outright ¹
Parking facilities	Permitted outright ¹
Passenger terminals	Permitted outright ¹
Personal services, general	Permitted outright ¹
Postal services	Permitted outright ¹
Professional and administrative services	Permitted outright ¹
Public agency administrative services	Permitted outright ¹
Public safety facilities and public support facilities	Permitted outright ¹
Repair services for household and personal items, excluding automotive	Permitted outright ¹
Residential care facility when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain	Permitted outright ¹
Sales grooming and veterinary of small animals	Permitted outright ¹
Vehicle fuel sales, retail	Permitted outright ¹
Any permitted use on a temporary basis subject to Scappoose Municipal Code 17.128, Temporary Commercial and Industrial Uses	Permitted outright ¹
Wireless communications facilities, not to include antenna support structures, subject to the provisions of Chapter 17.93	Permitted outright ¹
Public and private schools including but not limited to charter schools and career schools as defined and regulated by the State of Oregon.	Permitted outright ¹
Home occupations (Type II) subject to Chapter 17.142, Home Occupations	Conditional use ²
Major impact utilities, provided that a ten-foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property	Conditional use ²
Ministorage with or without a caretaker dwelling	Conditional use ²
Wholesaling, storage and distribution, provided that all activities are conducted entirely within a building or structure	Conditional use ²
Outside storage subject to buffering and screening according to Chapter 17.100, Landscaping, Screening and Fencing	Conditional use ²

Outside dining facilities	Conditional use ²
Commercial amusement facilities such as bowling alleys or movie theaters other than adult motion picture theaters	Conditional use ²
Wireless communication facilities, subject to the provisions of Chapter 17.93.	Conditional use ²

¹In the general commercial zone, activities shall be conducted within an enclosed structure or building and are subject to Chapter 17.120, Site Development Review. Only these uses and their accessory uses are permitted outright.

²These uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 17.130, Conditional Use, other relevant sections of this title and any conditions imposed by the planning commission.

17.62.050 Dimensional requirements--Commercial and mixed-use buildings.
(Ord 868, 2018)

Dimensional Requirements	Requirement¹
Minimum lot area	Ten thousand square feet
Minimum lot width	Fifty feet
Minimum setback	
Front Yard	Ten feet and landscaped per Section 17.100.090;
Corner lots	The minimum setback for the side facing the street shall be twenty feet
Internal side or rear yard setback	No internal side or rear yard setback shall be required, except thirty feet shall be required where abutting a residential zoning district and the planning commission may reduce that required yard setback by fifty percent pursuant to Chapter 17.100, Landscaping, Screening and Fencing
Maximum height	No commercial building shall exceed fifty feet in height. A mixed-use building shall not exceed sixty feet in height. Within fifty feet of a residential zone, no building shall exceed thirtyfive feet in height
Maximum lot coverage	Ninety percent including all buildings and impervious surfaces

¹Additional requirements shall include any applicable section of this title. (Ord. 634 §1 Exh. A (part), 1995)

17.62.060 Dimensional requirements—Multifamily buildings. (Ord 868, 2018)

Dimensional Requirements	Requirement
Minimum density	15 dwelling units per net acre
Minimum lot width	Fifty feet
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence	
Side	Five feet each
Rear	Five feet
Maximum height	Sixty feet
Accessory Building	Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

17.62.070 Dimensional requirements Live/Work townhouse or live/work multifamily building. (Ord 868, 2018)

Dimensional Requirements	Requirement
Minimum density Townhouse Multifamily	Two thousand five hundred square feet per unit 15 dwelling units per net acre
Minimum lot width Townhouse Multifamily buildings	Twenty-five feet per unit Fifty feet
Minimum setback	
Front Yard	Fifteen feet
Front of garages or carports	Twenty feet from the property line where access occurs
Side yard	Total a minimum of fifteen feet with one setback not less than ten feet, which shall be on the street side for corner lots
Rear yard	Twenty feet
Setbacks for accessory building behind a residence Side Rear	Five feet each Five feet
Minimum height	Two stories
Maximum height Townhouse Multifamily Accessory Building	Thirty-five feet Sixty feet Twenty two feet
Maximum lot coverage	Eighty percent, including all buildings and impervious surfaces
Minimum landscape	Twenty percent

17.62.080 Live/Work Requirements. Each Live/Work unit shall meet the following requirements:

1. The ground floor commercial or office space will have visibility, signage, and access from the primary street.

2. A live/work unit with residential uses on the ground floor must be located outside of the Scappoose Creek Floodplain.

3. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking.

4. Each Live/Work Unit shall have a minimum work space of 200 square feet and a minimum living area of 600 square feet.

5. Each Live/Work Unit shall have a minimum of one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 500 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 500 square feet shall be provided pursuant to Chapter 17.106 (Off-Street Parking and Loading Requirements). (Ord 868, 2018)

17.62.090 Special Buffer Requirements for multifamily buildings and live/work multifamily buildings. Buffer requirements for multifamily uses in the general commercial district are the same as the A-1 zone, See Section 17.56.070. (Ord 868, 2018)

17.62.100 Architectural character for multifamily and live/work multifamily buildings. Architectural character requirements for multifamily uses in the general commercial district are the same as the A-1 zone, See Section 17.56.080. (Ord 868, 2018)