

Chapter 17.68

EC EXPANDED COMMERCIAL

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17.68.010 Purpose. The purpose of the EC zone is to provide areas: A. For combining light manufacturing, office, retail sales, and complementary related commercial uses;

B. For combining uses which have no off-site impacts in terms of noise, odor, glare, lights, vibration, smoke, dust or other types of off-site impacts;

C. For combining parking, landscaping and other design features which physically and visually link structures and uses within one development;

D. Which utilize a basic street and utility pattern which will permit flexibility in the size of development sites and provide internal circulation which connect to adjoining sites; and

E. Which provide for a circulation system that provides direct access to arterials or collectors that will not channel traffic through residential areas. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

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

Use	
Agricultural sales	Permitted outright ¹
<p>Automotive and equipment:</p> <ol style="list-style-type: none"> 1. Repairs provided that a five-foot landscaped perimeter setback surround all outdoor parking and storage areas and all repair work is performed indoors; 2. Sales/rental/storage of farm equipment, automobiles, recreational vehicles, boats or light equipment, provided that a five-foot landscaped perimeter setback surrounds all outdoor parking and all storage areas are buffered and screened in accordance with Chapter 17.100, Landscaping, Screening and Fencing. 	Permitted outright ¹
Building materials sales and storage	Permitted outright ¹
Building maintenance services	Permitted outright ¹
Business equipment sales and services	Permitted outright ¹
Church	Permitted outright ¹
Commercial amusement facilities including bowling alleys, video arcades, and movie theaters other than adult motion picture theaters	Permitted outright ¹
Communication services	Permitted outright ¹
Construction sales and services	Permitted outright ¹
Day care facility	Permitted outright ¹
Mixed-use building	Permitted outright ¹
Eating and drinking establishments	Permitted outright ¹
Equipment rental and sales	Permitted outright ¹
Financial, insurance and real estate services	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
Laundry services	Permitted outright ¹

Medical and dental services	Permitted outright ¹
Mini-storage with or without caretaker dwelling	Permitted outright ¹
Multifamily buildings, when located outside of the Scappoose Creek Flood Plain	Permitted outright ¹
Live/Work townhouses or live/work multifamily building	Permitted outright ¹
Packaging and production of finished products from previously prepared materials	Permitted outright ¹
Parking facilities	Permitted outright ¹
Participation sports and recreation, indoor	Permitted outright ¹
Postal services	Permitted outright ¹
Professional and administrative offices	Permitted outright ¹
Public safety services	Permitted outright ¹
Public support facilities	Permitted outright ¹
Recreational vehicle parks subject to Chapter 17.94, Manufactured Home Regulations	Permitted outright ¹
Research services	Permitted outright ¹
Residential care facilities when located at least two hundred feet from Highway 30 and outside of the Scappoose Creek Flood Plain	Permitted outright ¹
Small animal sales and services including veterinary	Permitted outright ¹
Vehicle fuel sales, retail	Permitted outright ¹
Wholesale, storage and distribution	Permitted outright ¹
Hotel/motel	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

<p>Adult bookstore, entertainment or motion picture theaters, provided no sales area or activity is ever visible from the building exterior, all building setbacks shall be a minimum of thirty-five feet from any property line and shall be screen and buffered in accordance with Section 17.100.090. In addition, location shall be at least one thousand five hundred feet, measured in a straight line, from any of the following:</p> <ol style="list-style-type: none"> 1. Residential district 2. Public or private nursery, preschool, elementary, junior, middle or high school 3. Day care facility, nursery school, convalescent home, home for the aged, resident care facility or hospital 4. Public library 5. Community recreation 6. Church 	Conditional use ²
Automotive and equipment body repairs conducted wholly within an enclosed structure	Conditional use ²
Fleet storage with no buildings or structures, provided that a five-foot screened and buffered perimeter setback surrounds all outdoor parking and storage areas	Conditional use ²
Home occupations (Type II) subject to Chapter 17.142, Home Occupations	Conditional use ²
Outside storage subject to buffering and screening in accordance with Chapter 17.100, Landscaping, Screening and Fencing	Conditional use ²
Outside dining facilities	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
Radio towers and transmitters	Conditional use ²
Wireless communication facilities, subject to the provisions of Chapter 17.93.	Conditional use ²

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

² These 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:

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

Dimensional Requirements	Requirement¹
Minimum lot size	Ten thousand square feet
Minimum lot width	One hundred feet
Minimum setback	
Front Yard	Shall be a minimum of ten feet and shall be landscaped per Section 17.100.090
Corner lots and through lots	The minimum setback for the side facing the street shall be twenty feet
Side or rear yard	None required except thirty feet shall be required where abutting a residential zoning district and the planning commission may reduce the 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 thirty-five feet in height.
Maximum lot coverage	The maximum lot coverage shall be ninety percent including all buildings and impervious surfaces

¹Additional requirements shall include any applicable section of this title. (Ord. 868, 2018; Ord. 634 §1 Exh. A (part), 1995)

17.68.060 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

17.68.070 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

17.68.080 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)

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

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