

Commercial Districts Retained

11.15.4602 Area Affected

The District provisions of MCC .4602 through .4756 shall apply to those lands as designated C-4, C-3, and C-2 on the Multnomah County Zoning Map.

Local Commercial C-4

This district is defined as a Local Commercial District.

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Local Commercial C-4

11.15.4652 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

- A. Any use permitted in an R-7, R-4, or A-2 District.
- B. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading areas:
 - 1. Antique shop
 - 2. Art gallery
 - 3. Bakery goods two employees or less
 - 4. Barber shop or beauty parlor
 - 5. Book or stationery store
 - 6. Clothes cleaning agency or pressing establishment
 - 7. Confectionery store
 - 8. Custom dressmaking or millinery shop
 - 9. Drug store
 - 10. Dry goods or notions store

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11. Florist or gift shop
 12. Grocery, fruit, or vegetable store
 13. Hardware or electric appliance store
 14. Jewelry store
 15. Laundry agent
 16. Meat market or delicatessen store
 17. Office, business or professional
 18. Photographer
 19. Off-street parking and loading areas when located and developed as required in MCC .6100 through .6148
 20. Radio and television sales and service
 21. Self-service laundry
 22. Shoe store or shoe repair shop
 23. Tailor, clothing or wearing apparel shop
 24. Accessory buildings when located on the same lot
- C. Any other use held similar to the above uses, as approved by the Planning Commission.
- D. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*
- E. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.4654 Restrictions

A. Lot Size.

The minimum lot size for all dwelling units shall meet the requirements of the A-2, Apartment Residential District.

B. Yard Requirements.

1. **Front Yard** There shall be a front yard having a minimum depth of 20 feet, unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied; if one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot, plus one-half the remaining distance to the required 20-foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be 20 feet.

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2. Side Yards None, except property abutting a residential district, in which case the side yard on the abutting side shall be the same as the abutting property. On a side abutting a street the setback shall be a minimum of 10 feet for all structures. Side yards for dwelling units shall meet the requirements of the A-2, Apartment Residential District.
3. Rear Yard None. However, if a rear yard is provided, the minimum depth shall be 12 feet.

C. Height Restrictions.

Maximum height of any structure shall be 35 feet. *[Amended 1984, Ord. 428 § 2]*

D. Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in MCC .6100 through .6148.

E. All lots in this district shall abut a street, or shall have such other access as deemed suitable by the Hearings Officer.

F. Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts the area. The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

G. No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard, or setback requirements of this district.

H. Signs, pursuant to the provisions of MCC .7902 - 7982. *[Amended 1986, Ord. 543 § 2]*

I. No commercial structure or structures in this district shall exceed 4,000 square feet in ground floor area.

11.15.4656 Design Review

Uses in this district, except single-family and two-family dwellings on individual lots, shall be subject to Design Review approval under MCC .7805 through .7865.

Retail Commercial C-3

This district is defined as a Retail Commercial District

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11.15.4702 Uses

11.15.4704 Restrictions

11.15.4706 Design Review

11.15.4702 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

- A. Any use permitted in MCC .4652(B) of the C-4 Local Commercial District.
- B. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading area:
 - 1. Retail store or business.
 - 2. Automobile service station (no repairs) with a sight-obscuring fence at least six feet and not more than seven feet in height, unless otherwise specified by the Hearings Officer.
 - 3. Bank.
 - 4. Bath, Turkish and the like.
 - 5. Bird store, pet shop, or taxidermist.
 - 6. Business college or private school operated as a commercial enterprise.
 - 7. Blueprinting or photostating shop.
 - 8. Car wash, convenience, subject to the following requirements:
 - a. Accessory to a service station:
 - i. operated by service station personnel,
 - ii. floor area of the car wash shall not exceed 50 percent of the constructed floor area of the service station,
 - iii. car wash mechanical apparatus shall not exceed 26 feet in length, excluding conveyor equipment, or 14 feet in width. The overall height shall not exceed 12 feet with a vehicle entry and exit not to exceed 7-feet, 8-inches. The recess opening height shall not exceed 8-feet.
 - b. All equipment and operations, including drying and vacuuming shall be conducted within a completely enclosed structure, except for an approved entrance and an exit.
 - i. Entrance and exit shall provide flaps or other suitable means of containing water vapor generated by the car wash within the structure.
 - c. Car wash structure shall be located not less than 150 feet from the boundary of an 'R' or 'A' District.
 - d. Hours of operation shall not be before 7:30 a.m. nor after 10:00 p.m.; hours shall be prominently posted on the premises.
 - e. Noise levels generated by the car wash shall not exceed standards established by the Department of Environmental Quality or County Ordinance.
 - f. Such uses are subject to design review by the staff.
 - 9. Catering establishment.
 - 10. Cleaning establishment, using non-explosive and non-inflammable cleaning fluid.
 - 11. Department or furniture store.

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12. Frozen food locker, excluding wholesale storage.
 13. Hospital or sanitarium (except animal hospital).
 14. Hotel (also allowed in A-2).
 15. Ice storage house, not more than five tons capacity.
 16. Interior decorating store.
 17. Medical or dental clinic and laboratory.
 18. Motion picture theater.
 19. Music conservatory or music instruction.
 20. Newsstand.
 21. Nursery, flower or plant, provided that all incidental equipment and supplies are kept within a building or suitable lattice cover.
 22. Pawnshop.
 23. Restaurant, tea room, cafe or tavern.
 24. Second-hand store, if conducted wholly within a completely enclosed building.
 25. Studio art, dance, etc..
 26. Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes.
 27. Wholesale merchandise broker, excluding wholesale storage.
 28. Uses customarily incident to any of the above uses when located on the same lot, provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
 29. Accessory buildings when located on the same lot.
- C. Any other use held similar to the above uses, as approved by the Planning Commission.
- D. Adult bookstore or adult theater, when in compliance with MCC .4037.
- E. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*
- F. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*
- [Added 1983, Ord. 373 § 3]*

11.15.4704 Restrictions

A. Yard Requirements.

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1. Front Yard None.
2. Side Yard None.
3. Rear Yard None. However, if a rear yard is provided, the minimum depth shall be 12 feet.

B. Height Restrictions.

Maximum height of any structure shall be 45 feet. *[Amended 1984, Ord. 428 § 2]*

C. No new residence shall be permitted in this district except that related to the business or enterprise allowed in this district such as janitor or night watchman. Any such residence shall meet the requirements of the A-2, Apartment Residential District.

D. Off-Street Parking.

Off-street parking and loading shall be provided as required in MCC .6100 through .6148.

E. All lots in this district shall abut a street, or shall have such other access held suitable by the Hearings Officer.

F. Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

G. No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard, or setback requirements of this district.

H. Signs, pursuant to the provisions of MCC .7902 - 7982. *[Amended 1986, Ord. 543 § 2]*

I. *[Deleted 1986, Ord. 543 § 2]*

11.15.4706 Design Review

Uses in this district shall be subject to Design Review approval pursuant to MCC .7805 through .7865.

General Commercial C-2

This district is defined as a General Commercial District.

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11.15.4752 Uses

11.15.4754 Restrictions

11.15.4756 Design Review

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11.15.4752 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

A. Any use permitted in the C-3, Retail Commercial District.

B. Any of the following uses:

1. Amusement enterprise, including billiard or pool hall, bowling alley, boxing arena, dance hall, games of skill and science, penny arcade, shooting gallery, and the like, if conducted wholly within a completely enclosed building.
2. Auditorium, if parking space is provided as required in MCC .6100 through .6148.
3. Automobile service station, provided that any tube and tire repairing, battery charging, lubrication or washing, and storage of merchandise and supplies not conducted wholly within a building, shall be permitted only if a sight-obscuring fence not less than six feet nor more than seven feet in height is erected and maintained between such uses and any adjoining residential district.
4. Automobile and trailer sales area, provided:
 - a. A sight-obscuring fence not less than six feet nor more than seven feet in height is erected and maintained between such uses and any adjoining residential district, and
 - b. That any incidental repair of automobiles or trailers shall be conducted and confined wholly within a building.
5. Car Wash, Full Service or Self-Service, subject to the following requirements:
 - a. Car wash structures shall be located not less than 300 feet from the boundary of an 'R' or 'A' district.
 - b. Noise levels generated by the car wash shall not exceed standards established by the Department of Environmental Quality or County Ordinance.
6. Carpenter shop or cabinet shop, upholstering of furniture, if conducted wholly within a completely enclosed building.
7. Circus or carnival.
8. Custom cannery.
9. Film exchange.
10. Lumber yard, retail only; any open storage to be enclosed with a sight-obscuring fence not less than six feet nor more than seven feet in height unless otherwise specified by the Hearings Officer.
11. Drive-in theater.
12. Plumbing shop, if conducted wholly within a completely enclosed building.
13. Printing, lithographing or publishing.
14. Public garage, including automobile repairing and incidental automobile body and fender work, painting or upholstering, if all operations are conducted wholly within a completely enclosed building. Provided, however, that where a public garage is located on a lot which does not abut upon an alley and is within 50 feet of a lot in any

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residential district, the garage wall, which parallels the nearest line of such district, shall have no openings other than stationary windows to admit light.

15. Sign painting shop, if conducted wholly within a completely enclosed building.
16. Tire shop operated wholly within a building.
17. Animal hospital (but not boarding kennel except as provided in MCC .7105 through .7640) if conducted wholly within a completely enclosed building.
18. Uses customarily incident to any of the above uses when located on the same lot, provided that such uses, operations, or products are not objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
19. Accessory buildings when located on the same lot.

C. Any other use held similar to the above uses, as approved by the Planning Commission.

D. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

E. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

11.15.4754 Restrictions

A. Yard Requirements.

1. Front Yard None.
2. Side Yard None.
3. Rear Yard None. However, if a rear yard is provided, the minimum depth shall be 12 feet.

B. Height Restrictions.

Maximum height of any structure shall be 45 feet. *[Amended 1984, Ord. 428 § 2]*

C. No new residence shall be permitted in this district except that related to the business or enterprise allowed in this district such as janitor or night watchman. Any such residence shall meet the requirements of the A-2, Apartment Residential District.

D. Off-Street Parking and Loading.

Off-street parking and loading shall be provided as required in MCC .6100 through .6148.

E. All lots in this district shall abut a street, or shall have other access held suitable by the Hearings Officer.

F. Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The

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Planning Director shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

G. No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard, or setback requirements of this district.

H. Signs, pursuant to the provisions of MCC .7902 - 7982. *[Amended 1986, Ord. 543 § 2]*

I. *[Deleted 1986, Ord. 543 § 2]*

11.15.4756 Design Review

Uses in this district shall be subject to Design Review approval pursuant to MCC .7805 through .7865.