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GARDEN APARTMENT RESIDENTIAL DISTRICT (RG)

10.145-10 Permitted Buildings and Uses.

In the RG District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

- (1) Single-family dwelling.
- (2) Two-family dwelling (duplex).
- (3) Multiple dwelling.
- (4) Court apartment, boarding house.
- (5) Townhouse.
- (6) Church.
- (7) Schools, public and private (elementary, junior high, senior high).
- (8) Public building or structure essential to the physical and economic welfare of the area in which located, such as a fire station, library, substation, pump station, reservoir; provided that each interior side and rear yard shall be a minimum of 25 feet in width. No stockpiling or storage of equipment or materials shall be allowed.
- (9) Accessory buildings and structures.
- (10) Private parking area.
- (11) Private parking garage.
- (12) Home occupations. (See LC 10.340 for provisions.)
- (13) Family day care facility in a permitted residence.
- (14) Residential Home.
- (15) Residential Care Facility, provided, pursuant to ORS 197.667(4), the applicant supplies to the County at the time of application for land use approval a copy of the application and non-confidential supportive documentation for state licensing of the facility.
- (16) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). (*Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04*)

10.145-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of conditional use permits (LC 10.320).

- (1) Any of the conditional uses set forth in the general Conditional Use Permit section (LC 10.320-15).
- (2) Clinic.
- (3) Day nursery school.
- (4) Group care home including residential care facilities as defined by ORS 197.660(1).
- (5) Hospital.
- (6) Nursing home.
- (7) Private and public park, playground or community center.
- (8) Public packing area or parking garage.
- (9) Telephone or telegraph exchange, excluding outdoor storage of vehicles or materials.
- (10) Kennel, provided the following conditions are satisfied.
 - (a) The maximum number of dogs over four (4) months of age shall be five (5).
 - (b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises, except those temporarily kept for the purpose of breeding.

(11) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.145-21 Height.

(Also see LC 10.300-10.) No building may extend above the sun exposure plane. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.145-23 Setback Requirements.

(Also see LC 10.300-15 and LC 15.065.)

(1) Front yard setback shall be 15 feet except that garages, carports and parking spaces with access from the front or side of the property shall be 20 feet.

(2) Side yard setback.

(a) Interior - 10 feet;

(b) Street - 15 feet;

(c) Garages, carports, or parking spaces with access from a street side yard - not less than 20 feet from the property line;

(d) Where a utility easement is recorded - not less than the width of the easement.

(3) Rear yard setback.

(a) Interior - 10 feet;

(b) Street - 15 feet;

(c) Where a utility easement is recorded - not less than the width of the easement, plus an additional five feet.

(4) No yard or open space provided for the purpose of complying with the regulations of this Section shall be used for public or private parking areas or garages, or other accessory buildings. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 17-73, 1.16.74; 6-75, 3.26.75)*

10.145-25 Density.

(Also see LC 10.300-20.) Where community sewerage facilities are not available, the minimum area required shall be 3,000 square feet per dwelling unit. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-73, 5.11.73)*

10.145-26 Lot Coverage.

All structures, excluding garages, carports and parking spaces, shall not occupy more than 30% of the gross area of the lot. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.145-28 Vision Clearance.

(1) Vision clearance for corner lots shall be a minimum of fifteen (15) feet.

(2) Vision clearance on alley - street intersections shall be a minimum of seven and one-half (7-1/2) feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.145-35 Off-Street Parking.

The number of permanently maintained off-street parking spaces required on the site shall be no less than as set forth in the following, and shall be constructed simultaneously with the construction of the applicable permitted district use. A parking space shall be

not less than eight feet wide and eighteen feet long, and shall have provisions for ingress and egress. Groups of three or more parking spaces shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. No off-street parking requirements shall be satisfied within required yard areas.

(1) <u>Residential Types</u>	<u>Parking Space Required</u>
(a) Dwelling, single-family or two-family;	One for each dwelling unit.
(b) Dwelling, multiple.	1.5 for each dwelling unit; where fractioned, next highest full unit.
(2) <u>Institutional Types</u>	
(a) Churches, clubs, lodges;	One for every four fixed seats or every eight feet of bench length or every 28 square feet of main auditorium, sanctuary or place of worship, where no permanent seats or benches are maintained.
(b) Hospitals;	One and one-half spaces for each bed; where fractioned, next highest full unit.
(c) Schools;	Elementary and junior high schools: one and one-half spaces for each teaching station, plus one for every six fixed seats in the auditorium or one for every 42 sq. ft. of seating area, where there are no fixed seats in the auditorium; where fractioned, next highest full unit. High School: One and one-half spaces for each teaching station, plus one for every four fixed seats in the auditorium or one for every 28 sq. ft. of seating area where there are no fixed seats in the auditorium; where fractioned, next highest full unit.
(d) Libraries, museums, art galleries.	One for each 250 square feet of gross floor area.
(3) <u>Commercial Types</u>	
(a) Clinic;	One space for every 400 sq. ft. of gross floor area.
(b) Day Nursery School;	One and one-half spaces for each teaching or class station, where fractioned, next highest full unit.
(c) Nursing homes, group care homes.	One space for each two beds.

(Revised by Ordinance No. 13-72, Effective 7.21.72)

10.145-36 Signs.

Only the following signs shall be permitted in the RG District:

(1) One unlighted nameplate for each dwelling unit, attached flat against the main building, not exceeding 4 inches x 16 inches and containing only the names and occupation of the resident of the premises.

(2) One unlighted temporary sign not exceeding six square feet in area, pertaining only to the sale, lease or hire of the particular buildings, property or premises upon which it is displayed.

(3) One unlighted sign for each housing development, not to exceed 20 square feet in area, or five feet in any dimension, and containing no advertising matter except the name and street address of the development.

(4) Subdivision and directional signs. (See LC 10.345 for permit provision.)
(Revised by Ordinance No. 13-72, Effective 7.21.72)

10.145-37 Fences and Walls.

There shall be erected a masonry wall or wooden fence along the perimeter of all off-street parking areas except along any portion of such parking area immediately adjacent to a building. Such wall or fence shall contain not less than 60% solid face surface and be not less than 4 feet 8 inches in height, setback shall be in accordance with the requirements for this district, provided no wall or fence required by this section shall project nearer than five feet to any access drive. (Revised by Ordinance No. 13-72, Effective 7.21.72)

10.145-38 Dedication and Improvement of Easements.

No building permit shall be issued, and no use of the property not requiring a building permit shall be made, until the applicant for a permit or user of the property has submitted to and has had approved by the Planning Commission the required dedications of streets and other easements within and around the site, and made the required improvements or provided an agreement and bond in lieu of improvements. (Revised by Ordinance No. 13-72, Effective 7.21.72)

10.145-40 Lot Dimensions.

(Also see LC 10.300-20.)

- (1) Minimum area - 20,000 square feet.
- (2) Minimum width - 100 feet.
- (3) Minimum depth - 80 feet.
- (4) The minimum area and width requirements shall not apply to either single-family or two-family dwellings established in an RG zone. Minimum average area and width requirements for and two-family dwellings are as set forth in LC 10.300-20. (Revised by Ordinance No. 13-72, Effective 7.21.72)

RESIDENTIAL - PROFESSIONAL DISTRICT (RP)

10.150-10 Permitted Buildings and Uses.

In the RP District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter.

- (1) Single-family dwelling.
- (2) Two-family dwelling (duplex).
- (3) Multiple dwelling.
- (4) Court apartment, boarding house.
- (5) Townhouse.
- (6) Church.
- (7) Schools, public and private (elementary, junior high or senior high).
- (8) Public buildings or structures essential to the physical and economic welfare of the area in which they are located, such as a fire station, library, substation, pump station, reservoir; provided that each interior side and rear yard shall be a minimum of 25 feet in width. No stockpiling or storage of equipment or materials shall be allowed.
- (9) Home occupations. (See LC 10.340 for provisions.)

- (10) Barber shop.
- (11) Beauty shop.
- (12) Clinic.
- (13) Laboratory, biochemical and x-ray.
- (14) Offices for the following:
 - (a) Accountant.
 - (b) Attorney.
 - (c) Bookkeeper.
 - (d) Doctor, dentist, optometrist, oculist, chiropractor and others licensed by the State of Oregon to practice the healing arts.
 - (e) Engineer, architect, urban planner, landscape architect, surveyor, designer and those engaged in the practice of graphics or drafting.
 - (f) Insurance.
 - (g) Real estate.
 - (h) Stockbroker.
 - (i) Timber broker.
- (15) Pharmacy, dispensing of drugs and medical supplies only.
- (16) Studios for the following:
 - (a) Artist.
 - (b) Interior decorator.
 - (c) Photographer.
- (17) Telephone answering service.
- (18) Secretarial service.
- (19) Accessory buildings and structures.
- (20) Private parking area.
- (21) Private parking garage.
- (22) Family day care facility in a permitted residence.
- (23) Residential Home.
- (24) Residential Care Facility, provided, pursuant to ORS 197.667(4), the applicant supplies to the County at the time of application for land use approval a copy of the application and non-confidential supportive documentation for state licensing of the facility.
- (25) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.150-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of conditional use permits (LC 10.320).

- (1) Any of the conditional uses set forth in the general Conditional Use Permit section (LC 10.320-15).
- (2) Bank.
- (3) Chapel.
- (4) Day nursery school.
- (5) Group care home, including residential care facilities as defined by ORS 197.660(1).
- (6) Hospital.
- (7) Mortuary.
- (8) Nursing home.
- (9) Private and public park, playground or community center.
- (10) Public parking area or parking garage.

(11) Telephone or telegraph exchange, excluding the storage of vehicles or materials.

(12) Kennel, provided the following conditions are satisfied:

(a) The maximum number of dogs over four (4) months of age shall be five (5).

(b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises: except those temporarily kept for the purpose of breeding.

(13) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.150-21 Height. (Also see LC 10.300-10.)

(1) The maximum height for the main building is two and one-half stories or thirty feet in height, whichever is the lesser.

(2) The maximum height for any accessory building is one story in height. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.150-23 Setback Requirements.

(Also see LC 10.300-15 and LC 15.065.)

(1) Front yard setback shall be 15 feet except that garages, carports and parking spaces with access from the front of the property shall be 20 feet.

(2) Side yard setback:

(a) Interior - 10 feet.

(b) Street - 15 feet.

(c) Garages, carports or parking spaces with access from a street side yard - not less than 20 feet from the property line.

(d) Where a utility easement is recorded - not less than the width of the easement.

(3) Rear yard setback:

(a) Interior - 10 feet.

(b) Street - 15 feet.

(c) Where a utility easement is recorded - not less than the width of the easement.

(4) No yard or open space provided for the purpose of complying with the regulations of this section shall be used for public or private parking areas or garages, or other accessory buildings. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

10.150-25 Density.

(Also see LC 10.300-20.) Where public sewers are not available, the minimum area required shall be 3,000 square feet per dwelling unit. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.150-26 Lot Coverage.

All structures excluding garages, carports and parking spaces shall not occupy more than 30% of the gross area of the lot. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.150-28 Vision Clearance.

- (1) Vision clearance for corner lots shall be a minimum of fifteen feet.
- (2) Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.150-35 Off-Street Parking.

The number of permanently maintained off-site parking spaces required on the site shall be no less than as set forth in the following, and shall be constructed simultaneously with the construction of the applicable permitted district use. A parking space shall be not less than eight feet wide and eighteen feet long, and shall have provisions for ingress and egress. Groups of three or more parking spaces shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. No off-street parking requirements shall be satisfied within required yard areas.

<u>(1) Residential Types</u>	<u>Parking Space Required</u>
(a) Dwelling, single-family or two-family;	One for each dwelling unit.
(b) Dwelling, multiple.	One and one-half for each dwelling unit; where fractioned, next highest full unit.
<u>(2) Institutional Types</u>	
(a) Churches, clubs, lodges;	One for every four fixed seats or every eight feet of bench length, or every twenty-eight square feet where no permanent seats or benches are maintained in main auditorium, sanctuary or place of worship.
(b) Hospitals;	One and one-half spaces for each bed; where fractioned, next highest full unit.
(c) Schools;	Elementary and junior high: One and one-half spaces for each teaching station, plus one for every six fixed seats in the auditorium or one for every forty-two square feet of seating where there are no fixed seats in the auditorium; where fractioned, next highest full unit. High school: One and one-half spaces for each teaching station, plus one for every four fixed seats in the auditorium or one for every twenty-eight square feet of seating area where there are no fixed seats in the auditorium; where fractioned, next highest full unit
(d) Libraries, museums, art galleries.	One for each 250 square feet of gross floor area.
<u>(3) Commercial Types</u>	
(a) Barber and beauty shops;	1 space for each 150 square feet of gross floor area
(b) Clinic;	1 space for each 400 square feet of gross floor area.
(c) Day nursery school;	One and one-half spaces for each teaching or class station, where fractioned, next highest full unit.
(d) Establishments for the sale and consumption on the premises of food and beverages;	One space for each sixty sq. ft. of gross floor area.
(c) Nursing homes, group care homes;	one space for each two beds.

(f) Office buildings, business and professional offices, other business and professional services;	One space for each 400 sq. ft. of gross floor area.
(g) Pharmacies;	One space for each 150 square feet of gross floor area.
(h) Retail establishments, except as otherwise specified herein;	One space for each 300 square feet of gross floor area.
(i) Studios: artist, interior decorator, photographer;	One space for each 400 square feet of gross floor area.

(Revised by Ordinance No. 13-72, Effective 7.21.72)

10.150-36 Signs.

Only the following signs shall be permitted:

(1) One unlighted nameplate for each dwelling unit, business or professional use, attached flat against the main building, and not exceeding 4 inches x 16 inches, containing only the name and/or business or profession of the occupant of the premises.

(2) One unlighted temporary sign not exceeding six square feet in area pertaining only to the sale, lease or hire of the particular buildings, property or premises upon which it is displayed.

(3) One unlighted sign for each housing development, not to exceed twelve square feet in area or four feet in any dimension and containing no advertising matter except the name and street address of the development and the location and telephone number of the office or manager.

(4) One unlighted identification sign not exceeding twelve square feet in area or four feet in any dimension for each building other than a dwelling, as a directory of the business or professional uses within said building.

(5) Subdivision and directional signs. (See LC 10.345 for permit provisions.)
(Revised by Ordinance No. 13-72, Effective 7.21.72)

10.150-37 Fences and Walls.

There shall be erected a masonry wall or wooden fence along the perimeter of all off-street parking areas except along any portion of such parking area immediately adjacent to a building. Such wall or fence shall contain not less than 60% solid-face surface and be not less than 4 feet 8 inches in height. Setback shall be in accordance with the requirements for this district, provided that no wall or fence required by this section shall project nearer than five feet to any access drive. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.150-38 Dedication and Improvement of Easements.

No building permit shall be issued, nor shall any use be made of the property which does not require a building permit, until the applicant for a permit or user of the property has submitted to, and has had approved by the Hearings Official and Board, the required dedications of streets and other easements within and around the site, and made the required improvements or provided an agreement and bond in lieu of improvements. *(Revised by Ordinance No. 13-72, Effective 7.21.72, 16-83, 9.14.83)*

10.150-40 Lot Dimensions.

(Also see LC 10.300-20.)

- (1) Minimum area - 6,000 square feet.
- (2) Minimum width - corner lot, 65 feet; interior lot, 60 feet.

- (3) Minimum depth - 80 feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.150-51 Display and Storage.

Display and storage of merchandise, cartons, containers and trash shall be permitted only within an enclosed building or structure. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

RURAL COMMERCIAL DISTRICT (CA)

10.154-05 Purpose.

The Rural Commercial District recognizes that a large portion of Lane County is rural in character and that large-scale urban development is unlikely. This district is intended to provide convenience goods and services needed by rural area residents on a daily basis. The Rural Commercial District is to be located in those areas which conform to the Comprehensive Plan for Lane County. *(Revised by Ordinance No. 3-76, Effective 4.7.76; 9-76, 8.27.76)*

10.154-10 Permitted Buildings and Uses.

In the Rural Commercial District, the following types of structures and uses are permitted as described in this section and subject to the general provisions and exceptions set forth in this chapter:

- (1) One single-family dwelling per lot or one mobile home per lot.
- (2) Grocery store, general store.
- (3) Fruit and vegetable store or stand.
- (4) Dairy product store.
- (5) Meat market, including locker storage.
- (6) Public and semipublic building.
- (7) Retail or wholesale nurseries.
- (8) Service station, provided greasing and tire repair are performed completely within an enclosed building.
- (9) Feed and seed store.
- (10) Other uses similar to the above.
- (11) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 3-76, Effective 4.7.76; 10-04, 6.4.04)*

10.154-15 Conditional Uses.

The following types of buildings and uses may be allowed, subject to the granting of a conditional use permit in accordance with the general provisions of this chapter regarding such permits (LC 10.320), and subject to the general provisions and exceptions set forth in this chapter:

- (1) Auction house.
- (2) Automobile repair shop.
- (3) Lumber and building materials dealer.
- (4) New and used farm equipment sales and service.
- (5) Welding repair.
- (6) Rental facilities for storing boat and recreational vehicles.
- (7) Veterinarian clinics.
- (8) Multiple-family dwellings.
- (9) Taverns.
- (10) Residential Care Facility, provided, pursuant to ORS 197.667(4), the applicant supplies to the County at the time of application for land use approval a copy of

the application and non-confidential supportive documentation for state licensing of the facility.

- (11) Other uses similar to the above.
- (12) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 3-76, Effective 4.7.76; 9-76, 8.27.76; 3-91, 5.17.91; 10-04, 6.4.04)*

10.154-21 Height.

(Also see LC 10.300-10.) No building or structure, nor the enlargement of any building or structure, shall be hereafter erected or maintained to exceed two and one-half stories or 35 feet in height. *(Revised by Ordinance No. 3-76, Effective 4.7.76)*

10.154-23 Setback Requirements.

(Also see 10.300-15 and 15.065 - .095.)

- (1) Front yard setback shall be 20 feet.
- (2) Side yard setback shall be as follows:
 - (a) Interior yard -- 10 feet.
 - (b) Street side yard -- 20 feet.
- (3) Rear yard setback shall be 10 feet.
- (4) Setback requirements may be waived for commercial buildings constructed side by side pursuant to a variance granted under LC 10.330-05. *(Revised by Ordinance No. 3-76, Effective 4.7.76)*

10.154-28 Vision Clearance.

Vision clearance on corner lots shall be a minimum of 15 feet. *(Revised by Ordinance No. 3-76, Effective 4.7.76)*

10.154-35 Parking.

As provided in LC 10.300-05, except that LC 10.300-05(3)(c) shall not apply to the CA District. *(Revised by Ordinance No. 3-76, Effective 4.7.76)*

10.154-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.154-05 through -35 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

LIMITED COMMERCIAL DISTRICT (C-1)

10.155-10 Permitted Buildings and Uses.

In the C-1 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter.

- (1) Any use permitted in the RG and RP zones (LC 10.145 and LC 10.150) in accordance with the requirements of those respective zones.
- (2) Auto courts constructed and arranged in accordance with plans approved by the Planning Commission.
- (3) Business and professional offices.

- (4) Clinics.
- (5) Flower and plant nurseries; provided all incidental equipment and supplies, including fertilizer and empty cans, are kept within a building.
- (6) Public parking areas developed in accordance with provisions established in the general Off-Street Parking section (LC 10.300-05).
- (7) Service stations, provided greasing and tire repairing are performed completely within an enclosed building.
- (8) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-04, 6.4.04)*

10.155-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of conditional use permits (LC 10.320).

- (1) Any of the conditional uses set forth in the general Conditional Use Permit section (LC 10.320-15), except mobile home parks pursuant to LC 10.320-15(1)(p).
- (2) Kennel, provided the following conditions are satisfied:
 - (a) The maximum number of dogs over four (4) months of age shall be five (5).
 - (b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.
 - (c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.
 - (d) All dogs shall be owned by the occupant of the premises, except those temporarily kept for the purpose of breeding.
- (3) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.155-21 Height.

(Also see LC 10.300-10.) No building or structure, nor the enlargement of any building or structure, shall be hereafter erected or maintained to exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, except apartment houses, which may be constructed to a height of three stories, or forty-five (45) feet in height. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.155-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065.)

- (1) Front Yard. Front yards in C-1 zones shall be not less than fifteen feet deep.
- (2) Side Yard. On interior lots there shall be a side yard of not less than five (5) feet. On corner building sites, no building shall be closer than ten feet to the exterior side line. *(Revised by Ordinance No. 13-72, Effective 7.21.72, 6-75, 3.26.75)*

10.155-26 Lot Coverage.

The main building or buildings and accessory buildings shall not occupy in excess of sixty (60) percent of the ground area. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.155-28 Vision Clearance.

- (1) Vision clearance for corner lots shall be fifteen feet.

(2) Vision clearance on alley-street intersections shall be seven and one-half feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.155-35 Off-Street Parking.

(1) Parking space requirements for "R" zone uses are given under the applicable section.

(2) Auto courts shall provide at least one garage space of not less than one hundred twenty-six (126) square feet net area for each living unit.

(3) Business and professional offices and nurseries shall provide at least one parking space for each two thousand (2,000) square feet of lot space or fraction thereof, except that, if two or more business or professional offices are located on a single site, a minimum of two parking spaces shall be provided for each office.

(4) Clinics shall provide at least two parking spaces for each consultation and operating room. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.155-36 Signs.

Exterior signs shall be limited to two per business establishment, and shall be designed as a part of the building. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.155-40 Area.

(Also see LC 10.300-20.)

(1) Size of Lot.

(a) Lots shall have a minimum average width of sixty feet and a minimum area of six thousand square feet, except that where a lot has an average width of less than sixty feet as of January 8, 1969, such lot may be occupied by any use permitted in this section.

(b) Space required for auto courts shall be not less than twelve hundred square feet of lot space per dwelling or sleeping unit. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

NEIGHBORHOOD COMMERCIAL DISTRICT (C-2)

10.160-10 Permitted Buildings and Uses.

In the C-2 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section: subject to the general provisions and exceptions set forth in this chapter:

(1) Any residential or "R" use which is not lower than the most restricted "R" use abutting the C-2 District in accordance with the requirement of the respective "R" district.

(2) Bakery.

(3) Bank.

(4) Barber shop or beauty parlor.

(5) Book or stationery store.

(6) Catering service.

(7) Clothes cleaning and/or pressing establishment, provided equipment shall be limited to two clothes cleaning units with a rated capacity of not more than forty pounds each, and shall be of the closed-type unit, using perchlorethylene cleaning solvent.

(8) Clubs or lodges, fraternal and religious associations.

(9) Confectionery store.

(10) Curios and antiques.

- (11) Delicatessen store.
 - (12) Department store.
 - (13) Drug store.
 - (14) Dry goods or notions store.
 - (15) Florist or gift shop.
 - (16) Furniture, household goods and furnishings.
 - (17) Laundry agency.
 - (18) Laundry (self-service).
 - (19) Meat market.
 - (20) Millinery or custom dressmaking shops.
 - (21) Musical instruments and supplies.
 - (22) Office supplies and equipment.
 - (23) Paint and wallpaper supplies.
 - (24) Photographer.
 - (25) Plumbing supplies.
 - (26) Printing.
 - (27) Public parking areas developed in accordance with provisions established in LC 10.300-05.
 - (28) Restaurants, tea rooms, cafes.
 - (29) Seeds and garden supplies.
 - (30) Service stations, provided greasing and tire repairing are performed completely within an enclosed building.
 - (31) Shoe or shoe repair shop.
 - (32) Sporting goods.
 - (33) Surgical supplies and equipment.
 - (34) Tailor, clothing, and wearing apparel shops.
 - (35) Telephone and telegraph exchanges.
 - (36) Theaters (conventional).
 - (37) Other uses similar to the above.
- The above-specified stores, shops or businesses shall be retail establishments selling new merchandise exclusively, and shall be permitted only under the following conditions:
- (a) Such stores, shops or businesses shall be conducted wholly within an enclosed building.
 - (b) All products produced shall be sold at retail, on the premises.
- (38) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-04, 6.4.04)*

10.160-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of conditional use permits (LC 10.320).

- (1) Any of the conditional uses set forth in the general Conditional Use Permit section (LC 10.320-15), except mobile home parks pursuant to LC 10.320-15(p).
- (2) Kennel, provided the following conditions are satisfied:
 - (a) The maximum number of dogs over four (4) months of age shall be five (5).
 - (b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises except those temporarily kept for the propose of breeding.

(3) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.160-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065.)

(1) Front Yard. Front yards will not be required except where specified setbacks are established for road widening purposes.

(2) Side Yard. Side yards will not be required, but if side yards are created, they shall be a minimum of three feet wide and three feet deep.

(3) Rear Yard. No structural improvements except road surfacing will be allowed within ten feet of the centerline of the alley. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

10.160-26 Lot Coverage.

Full coverage is allowable, provided minimum loading space and setbacks have been provided. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.160-28 Vision Clearance.

Vision clearance for corner lots on streets with widths of less than sixty-six feet shall be a minimum of one foot vision clearance for each foot of street width under sixty-six feet; provided that a vision clearance of more than ten feet shall not be required. Said vision clearance shall be from the curb or walk level to a minimum height of eight feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.160-35 Off-Street Parking.

(1) Parking space and loading space shall be provided as specified in the General Parking Requirements (LC 10.300-05).

(2) Parking space for dwellings shall be in accordance with the requirements for the type of dwelling structure as provided in the RG zone (LC 10.145). *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

COMMERCIAL DISTRICT (C-3)

10.165-10 Permitted Buildings and Uses.

In the C-3 District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

(1) Any use permitted in the RG, RP and C-2 Districts (LC 10.145, .150, and .160) provided separate residential uses are developed in accordance with the requirements of the RG District.

(2) Agricultural supplies and machinery sales room.

(3) Automobile sales agencies or garages.

(4) Builders supplies, including retail sales of lumber; provided that all salvaged or building supplies and materials shall not be exposed to view from outside the property.

(5) Dry-cleaning establishments using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than forty pounds, using cleaning fluid which is non-odorous, as well as nonexplosive and nonflammable at temperatures below 138.5°F.

(6) Feed and fuel stores.

(7) Fumigation chambers, when approved by the Oregon State Board of Health.

(8) Outdoor advertising.

(9) Places of amusement, such as billiard parlors, taverns, bowling alleys, drive-in theaters, dance halls and games of skill and science, if conducted wholly within a completely enclosed building.

(10) Plumbing and sheet metal.

(11) Professional playfields, including baseball, football, etc.

(12) Second-hand stores, if conducted wholly within an enclosed building.

(13) Stadiums.

(14) A facility which exists for the purpose of providing for the temporary care and/or lodging of adult indigent persons shall be allowed, provided that before a building permit is issued for the establishment of a new facility or the expansion of an existing facility the Planning Commission determines at a public hearing that the site in question would not be unduly detrimental to the welfare, health and safety of the public, and the immediate residents of the vicinity.

(15) Stores (retail and wholesale) and business uses similar to the above and normally located in a commercial district, provided that:

(a) Where there is manufacturing, compounding, processing or treatment of produce for wholesale, a minimum of 25% of the total floor area shall be used for retail stores.

(b) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.

(16) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 10-04, 6.4.04)*

10.165-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this chapter providing for the granting of conditional use permits (LC 10.320).

(1) Any of the conditional uses set forth in the general Conditional Use Permit section (LC 10.320-15), except mobile home parks pursuant to LC 10.320-15(1)(p).

(2) Kennel, provided the following conditions are satisfied:

(a) The maximum number of dogs over four (4) months of age shall be five (5).

(b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5,000) square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three (3) dogs over four (4) months of age shall be maintained at least one hundred (100) feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises, except those temporarily kept for the purpose of breeding.

(3) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-91, 5.17.91; 10-04, 6.4.04)*

10.165-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065.)

(1) Front Yard. Front yards will not be required except where specific setbacks are established for road widening purposes.

(2) Side Yard. Side yards will not be required, but if side yards are created they shall be a minimum of three feet wide and three feet deep.

(3) Rear Yard. No structural improvements except road surfacing will be allowed within ten feet of the centerline of the alley. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75)*

10.165-26 Lot Coverage.

Full coverage is allowable, provided minimum loading space and setbacks have been provided. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.165-28 Vision Clearance.

Vision clearance for corner lots on streets with widths of less than sixty-six feet shall be a minimum of one foot vision clearance for each foot of street width under sixty-six feet, provided that a vision clearance of more than ten feet shall not be required. Said vision clearance shall be from the curb or walk level to a minimum height of eight feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.165-35 Off-Street Parking.

(1) Parking space and loading space shall be provided as specified in the General Parking Requirements section (LC 10.300-05).

(2) Parking space for dwellings shall be in accordance with the requirements for the type of dwelling structure as provided in the RG zone. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

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