

ARTICLE 17

(C-2) Community Commercial

SECTION 3.17.000 Purpose

The Community Commercial classification is intended to provide areas for localized shopping facilities. It is intended to preserve and enhance areas with a wide range of retail sales and service establishments serving both long and short term needs in compact locations.

SECTION 3.17.050 Permitted Uses

In the C-2 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance and provided that these uses are conducted wholly within enclosed structures.

1. Antique or curio shops.
2. Art shop, gallery, studio and supplies.
3. Automobile service station.
4. Bakery.
5. Bank.
6. Barber shop or beauty shop.
7. Book or stationery store.
8. Business and professional offices.
9. Catering service.
10. Clothes cleaning or laundry agency.
11. Clubs or lodges, fraternal and religious associations.
12. Confectionery store.
13. Delicatessen.
14. Department store.
15. Drug store.
16. Dry goods or notions store.

17. Florist or gift shop.
18. Furniture and household goods store.
19. Grocery store.
20. Handicraft shop.
21. Hardware store.
22. Laundromat.
23. Manufacture of handicraft goods for sale on premises only such as wooden wares, pottery, tile, archery and seashell wares.
24. Meat market.
25. Medical and dental clinics.
26. Millinery or custom dressmaking shops.
27. Manufactured Dwelling Park, subject to the provisions of Article 51, except that a manufactured dwelling park shall not be allowed within urban growth boundaries.
28. Musical instruments and supplies store.
29. Office supplies and equipment store.
30. Paint and wallpaper supplies store.
31. Photography studio or shop.
32. Pottery sales.
33. Printing.
34. Public and semipublic buildings and uses.
35. Public parking areas developed in accordance with provisions established under Article 35.
36. Restaurants, cafes.
37. Seed and garden supplies.
38. Shoe or shoe repair shop.
39. Sporting goods.

40. Surgical supplies and equipment.
41. Tailor, clothing, and wearing apparel shops.
42. Telephone and telegraph exchanges.
43. Theaters (indoor).
44. Nurseries for the growing, sale and display of trees, shrubs and flowers. This use need not be conducted within enclosed structures.
45. Retail dry cleaning establishment.
46. Single-family dwelling in conjunction with a use listed in this article, subject to the development standards of the R-2 zone classification.
47. Single-family dwelling above a commercial structure.
48. Other uses permitted by §3.16.050 (CT zone).
49. Other uses similar to the above.

SECTION 3.17.075 Uses Permitted With Standards

In the C-2 zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

1. Veterinary Clinic provided the use shall be conducted wholly within enclosed structures and there shall be no outside animal runs.
2. A Medical Marijuana Facility, subject to the following standards:
 - a. The facility shall not be located within 1000 feet of the property boundary of another medical marijuana facility.
 - b. The facility shall not be located within 1000 feet of the property boundary of a public or private elementary, secondary or career school¹ attended primarily by minors.
 - c. The facility shall not be located within 1000 feet of the property boundary of a licensed preschool or daycare facility, Boys & Girls Club, YMCA, or other such organization attended primarily by minors.
 - d. The facility shall not be located within 500 feet of any property zoned (PR) Public Reserve, or any property zoned for residential use, except where a street classified as an Arterial in the Douglas County Comprehensive Plan lies between the property on which the facility proposed is to be located and the PR or residentially zoned property.

- e. The facility shall not be located at a registered grow site.
- f. The maximum hours of operation for the facility shall be 7:00 a.m. through 10:00 p.m.
- g. No mobile facility or services shall be authorized.
- h. Proof of an approved Oregon Health Authority (OHA) registration shall be provided, demonstrating that the facility is in full compliance with ORS 475.314 and OAR 333-008-1000 through 333-008-1400, which includes a criminal background check of the person responsible for the facility, a security alarm system installed by an alarm installation company, and a fully operational video surveillance recording system.²
- i. The facility shall comply with all applicable parking, setback, signage and other property development standards of the C-2 zone.

¹ As defined in OAR 333-008-1010, "career school" means any private proprietary professional, technical, business or other school instruction, organization or person that offers any instruction or training for the purpose or purported purpose of instructing, training or preparing persons for any profession at a physical location attended primarily by minors.

² Security devices require Douglas County Building Department permits and inspection prior to installation.

SECTION 3.17.100 Buildings and Uses Permitted Conditionally

In the C-2 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter and provided that these uses and activities are conducted wholly within enclosed structures unless otherwise specified below:

- 1. Outdoor activities accessory to a Veterinary Clinic, including outside animal runs.

SECTION 3.17.150 Property Development Standards

- 1. **Size:** The minimum property area for residential uses shall be the same as the R-3 zone.
- 2. **Coverage:** Full coverage is allowable, provided minimum loading space and setbacks have been maintained.
- 3. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. **Front Yard:** Front yards will not be required except setback for residential uses shall conform to those established in the R-3 zone.
 - b. **Side Yard:** Except for residential uses, side yards will not be required but if side yards are created they shall be a minimum of 3 feet wide. Residential uses shall conform to the minimum setbacks of the R-3 zone.

- c. Rear Yard: No rear yard is required when property in the C-2 zone abuts property in a commercial or industrial zone.

When not abutting a commercial or industrial zone, there shall be a rear yard of not less than ten feet extending the full width of the subject property; provided, however, alleys contiguous to or within the property being used may be included in the required setback.

- d. Vision Clearance: Vision clearance for commercial properties shall be at least 10 feet.

4. **Height**: No standard established.
5. **Signs**: No standard established.
6. **Parking**: Off-street parking shall be provided in accordance with Article 35.