

SECTION 3.613 "RC-Wam C-2" WAMIC COMMERCIAL ZONE

- A. Purpose: The purpose of the "RC-Wam-C-2" Commercial Zone is 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 areas.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "RC-Wam-C-2" Commercial Zone shall comply with the following regulations.

- B. Permitted Uses: In the "RC-Wam-C-2" Commercial Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. Any new commercial service, or retail use that will be located within an existing building or structure.

- C. Uses Permitted Subject to Site Plan Review: The following uses and their accessory uses are permitted subject to the applicable provisions of this Chapter, Chapter - 4 Off street Parking, Chapter 10 – Fire Safety Standards, and Chapter 20 - Site Plan Review,

1. A building or buildings not exceeding 4,000 square feet of floor space to be used by any combination of the following uses:

- a. Retail or service business
- b. Eating or drinking establishment
- c. Offices
- d. Veterinary clinic and kennel entirely within an enclosed building
- e. Public garage, including usual automobile repairs and servicing enclosed within the building that:

(1) When within fifty (50) feet of an "A" or "R" zone, there shall be no openings in the building walls facing the boundaries of an "A" or "R" zone other than stationary windows, except where such building walls abut streets or alleys.

- f. Residential use in the same building as a use permitted in this subsection (B)

D. Uses Permitted Conditionally: In the "RC-Wam-C-2" Commercial Zone, the following uses and activities and their accessory buildings and uses are permitted in a building or buildings not exceeding 4,000 square feet of floor space when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in Chapter 5 – Conditional Use Review, Chapter 10 – Fire Safety Standards and this section:

1. Motel with a maximum of 35 units, only if served by a community sewer system as defined in OAR 660-22-101(2).
2. Automobile service stations.
3. Wind energy conversion system subject to the provisions of Chapter 19.
4. Utility facilities necessary for public service.
5. Recreational Vehicle Park
6. Church
7. Place of public assembly (stadium, auditorium, recreation building or natatorium).
8. Public or semi public buildings.
9. Commercial amusement establishments when enclosed in a building(stadium, theatre, bowling alley, theatre).
10. Public or private school.
11. Child care center
12. Parks, playgrounds or community centers owned by a governmental agency or non-profit community organization. (Goal 3).
13. Medical center in a building or buildings not exceeding 4,000 square feet of floor space.
14. Water supply or treatment facility.

E. Property Development Standards

1. Property Size - The minimum property size for commercial development shall be determined based on the amount of area required for proper sanitation, off-street

parking, loading, landscaped area, maintenance of setbacks and compatibility with adjacent uses.

2. Sewer and water requirements - Applicant must obtain approval for an on-site sewage disposal system or if applicable, obtain a Department of Environmental Quality (DEQ) Waste Water Pollution control facility (WPCF) permit before approval or as a condition of approval of the land use permit.
3. The county shall notify the Wamic Water and Sewer District of land use action made under this chapter.
4. Setbacks
 - a. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.
 - b. Side Yard - Where the side of a lot or parcel in a "RC-Wam-C-2" zone abuts the side of an "A" or an "R" zone, there shall be a side yard of not less than seven (7) feet.

In all cases, on a corner lot or parcel, there shall be a side yard setback of ten (10) feet from exterior side property lines for corner building sites. In other cases, a side yard for commercial buildings shall not be required.
 - c. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property lines.
5. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
6. Height - Maximum height for all structures shall be thirty-five (35) feet.
7. Stream Setbacks - All structures or similar permanent fixtures shall be set back from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.
8. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740, Flood Damage Prevention.

9. Signs - Signs shall pertain only to goods and services sold on the premises. No sign shall project above or beyond the building. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage and shall be placed flat against the walls of the buildings. Signs shall not be placed upon walls or surfaces abutting an "A" or an "R" zone. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.
10. Parking - Off street parking shall be provided in accordance with Chapter 20.
11. Site Plan Review - Provisions of Chapter 20 shall apply to Subsections B and C of this section.
12. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and the Columbia River.