

City of Willamina

Incorporated 1903

ORDINANCE NO. 610 [Part 2]

AN ORDINANCE AMENDING AND REPEALING CERTAIN SECTIONS OF ORDINANCE NO. 592, THE WILLAMINA ZONING AND DEVELOPMENT ORDINANCE; AMENDING PROVISIONS FOR RESIDENTIAL USES IN THE GENERAL COMMERCIAL (C-1) ZONE, AND ADDING A DEFINITION FOR 'BED AND BREAKFAST INN'.

WHEREAS, on March 4, 2002, the Planning Commission conducted a public hearing at which they made recommendation to the City Council to amend the General Commercial (C-1) Zone section of the Willamina Zoning and Development Ordinance; and

WHEREAS, on June 27, 2002, the City Council conducted a public hearing to consider action to amend the General Commercial (C-1) Zone section of the Willamina Zoning and Development Ordinance; now therefore,

THE CITY OF WILLAMINA, OREGON ORDAINS AS FOLLOWS:

SECTION 1: Section 1.200 of Ordinance No. 592 is amended to read as follows:

1.200.02 Definitions.

Bed and Breakfast Establishment Inn - A structure designed and occupied as a residence and in which **provides accommodations plus breakfast** ~~sleeping rooms are provided on a daily or weekly basis for use by three or more persons travelers or transients for a charge or fee paid for the rental or use of the facilities in an operator- or owner-occupied home that is primarily used for this purpose. This use is operated as a commercial enterprise, encourages direct bookings from the public, and is intended to provide a major source of income to the proprietors. This level includes inns that operate restaurants offering meals to the general public as well as to overnight guests.~~

SECTION 2: Section 2.104 of Ordinance No. 592 is amended to read as follows:

2.104 GENERAL COMMERCIAL ZONE (C-1)

2.104.01 Purpose

To provide for a wide range of retail, wholesale, transportation, and service uses along Highway 18. Uses are permitted which, in larger towns, would be segregated into different commercial zones. To assure compatibility between these uses and adjacent residential and industrial uses, special design standards are specified.

2.104.02 Permitted Uses

The following uses and their accessory uses are permitted in the C-1 zone, subject to a Site Plan Review.

- A. Pre-schools, nurseries and kindergartens.
- B. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- C. Public automobile parking.
- D. Public and semi-public buildings, structures and uses, such as parks, municipal offices, libraries, police and fire stations and hospitals.
- E. Public utility structures and buildings, such as pump stations, reservoirs, electric substations, personal wireless service facilities and necessary right-of-way for identified public utilities.
- F. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages; loan companies, and investment companies; and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
- G. Professional offices including, but not limited to, medical, dental, veterinary, engineering and legal services.
- H. Banks and other financial institutions.
- I. Hotels and motels.
- J. Mortuary.
- K. Greenhouse and garden supply.
- L. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist, liquor store, hardware store, antique and second-hand stores, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types retail activities.
- M. Restaurants, drive-ins, taverns, snack shops and other types of eating and drinking establishments, including entertainment facilities accessory to the establishment.
- N. Retail and service related stores such as TV and radio sales and service, bicycle shop, gunsmith, equipment rental, upholstery shop or other similar activities where a service department is customarily a secondary activity to the retail use.

- O. Service related businesses such as barber shops, beauty shops, advertising agencies, self-serve laundry, dry cleaning, printing or photocopying, or other activities where the primary activity is the providing of a service to retail customers.
- P. Amusement and recreation related facilities such as an arcade, auditorium, bowling alley, community center, and a miniature golf course.
- Q. Partitioning or the subdividing of property, consistent with the provisions in Sections 3.106-3.107.
- R. Accessory structures and uses customarily provided for retail activities.
- S. Apartments or living quarters accessory to a commercial use, provided the living quarters are is located in the same building, above or below the commercial use, as the commercial use and the floor area devoted to the living quarter is equal to or less than the floor area devoted to the commercial use. Residential uses in the Commercial Zone shall be consistent with the provisions in Section 2.104.04.C.

T. Bed and Breakfast Inns.

2.104.03 Conditional Uses

The following uses are allowed subject to obtaining a conditional use permit and completing a Site Plan Review:

- A. Automobile service station, including towing services and vehicle washing and polishing facilities, and services, and, subject to the development provisions in Section 2.308.
- B. Automobile, truck, motorcycle, trailer, recreational vehicle and boat sales, and, subject to the development provisions in Section 2.308.
- C. Part and accessory sales for automobiles, trucks, motorcycles, trailers, recreational vehicles and boats, and, subject to the development provisions of Section 2.308.
- D. Retail tire sales and tire recapping, service and repair, paint and body shop, and, subject to the development provisions in Section 2.308.
- E. Warehouse for short-term storage, including mini-warehouse.
- F. Lumber yard and contracting supplies for lumber, stone, masonry or metal (sales only).
- G. Special trade contracting facilities, such as floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting.
- H. Welding shop and blacksmith where activities are conducted wholly within a building.
- I. Cabinet shop where activities are conducted wholly within a building.
- J. Newspaper, periodical, publishing and printing.

- K. Tractor and farm equipment, logging equipment; sales and service, and, subject to the development provisions of Section 2.308.
- L. Kennel.
- M. Small-scale manufacturing consistent with the requirements in Section 2.307.01.
- N. Recreational Vehicle park, in accordance with Section 2.309 of this Ordinance.
- O. Public swimming pool.
- ~~P. Tire re-capping, provided that all aspects of the business is conducted wholly within a building. [Deleted because stated in 'D.]~~

2.104.04 Limitations on Use

In the C-1 district, the following development limitations shall apply:

- A. All business, services, processing, or merchandise displays shall be conducted wholly within an enclosed building except for the following:
 1. Off-street parking and loading.
 2. Drive-through windows or gas stations.
 3. Temporary display and sales of merchandise provided it is under cover of a projecting roof and does not interfere with pedestrian, bicycle, or automobile circulation.
 4. Business which, in all cases, require outdoor storage of merchandise, e.g., automobile or RV sales lots.
- B. Not more than 50 percent of the floor area of the building and not more than 25 percent of the lot area of the commercial enterprise shall be used in the manufacturing, processing, or compounding of products.
- C. Residential uses accessory to commercial uses are permitted to encourage housing near employment, shopping and services. All residential development shall comply with the standards in 1 and 2, below, which are intended to conserve the community's supply of commercial land for commercial uses, and to avoid or minimize impacts associated with traffic and parking. Residential uses that existed before the effective date of this Ordinance are exempt from this Section.**
 - 1. Mixed Use Development Required. Residential uses shall be permitted only when part of a mixed-use development (residential with commercial or public/institutional use). Only "vertical" mixed use (housing above or below the ground floor) is allowed. Buildings containing Bed and Breakfast Inns are exempt from this standard.**

2. **Parking, Garages and Driveways. All off-street parking, including surface lots and garages, shall be oriented to alleys or located in parking areas located behind or to the side of the building; except that side yards facing a street (i.e., corner yards) shall not be used for surface parking. On corner lots, garage entrances shall be oriented to a side street (i.e., away from Main Street) when an alley cannot provide access.**

2.104.05 Dimensional Standards

The following minimum dimensional standards, with the exception of modifications permitted under Section 2.402, shall be required for all development in the General Commercial District.

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|---------------------------------------|---------------|
| A. Minimum lot area: | No limitation |
| B. Minimum yard setbacks: | |
| 3. Front Yard | |
| Adjoining a non-residential district: | None |
| Adjoining a residential district: | 20 feet |
| 4. Rear Yard | |
| Adjoining a non-residential district: | None |
| Adjoining a residential district: | 20 feet |
| 5. Side Yard | |
| Adjoining a non-residential district: | None |
| Adjoining a residential district: | 20 feet |
| C. Maximum structure height: | |
| Dwellings: | 30 feet |
| Non-dwellings: | 45 feet |

2.104.06 Development Standards

All developments in the General Commercial District shall comply with the applicable provisions of Section 2.400 of this Ordinance. In addition, the following specific standards shall apply:

- A. **Off-Street Parking.** Off-street parking shall be as specified in Section 2.203 **and 2.311.**
- B. **Signs.** Signs in the General Commercial District shall be subject to the provisions of Section 2.206.

- C. Subdivisions and Partitions. All subdivisions and partitions shall be reviewed in accordance with the provisions of Section 3.106-3.107.
- D. Site Plan Review. All new development and expansion of an existing structure or use in the General Commercial District shall be subject to the Site Development Review procedures of Section 3.105.
- E. Landscaping. All development in the General Commercial District shall provide a minimum landscaped area equal to 10 (ten) percent of the gross site area. Landscaping improvements shall be installed and maintained in accordance with Section 2.207 of this Ordinance.
- F. Screening. Screening shall be required for the following:
 - 1. All outdoor storage areas, except for merchandise displays, shall be screened by a six-foot sight-obscuring fence or wall.
 - 2. Where a commercial use abuts a residential zone, a six-foot sight-obscuring fence or wall shall be installed along the full length of the property line. This requirement shall not cause the placement of a fence or wall in the clear-vision area.

SECTION 3: Except as amended herein the remainder of Ordinance No. 592 shall remain in full force and effect.

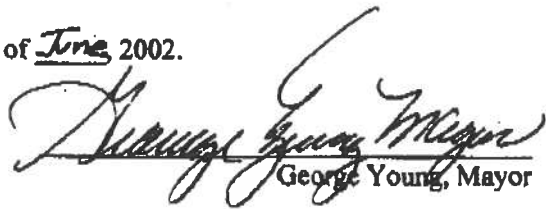
SECTION 4: Effective Date. This ordinance shall take effect on the thirtieth day after its enactment.

PASSED and adopted by the City Council of the City of Willamina on this 27th day of June, 2002.

AYES: Councilors Baller, Buck, Hibdon and Mattson

NAYS: None

Submitted to and approved by the Mayor on the 27th day of June 2002.


 George Young, Mayor

ATTEST:


 Kenneth R. McCune, City Manager