

## **CHAPTER 18.28: C1 DISTRICT**

### **18.28.010 Purpose and function.**

The commercial districts are intended to provide for the principal shopping, business, and transportation center serving the community and its trading area. The C1 Central Commercial district allows for a broad range of uses in keeping with Molalla's historic commercial area and central business districts. Development in the C1 district is intended to be characterized by high building coverage and close placement of buildings. Development is also to be pedestrian-oriented with a strong emphasis on a pleasant streetscape

### **18.28.020 General and dimensional provisions.**

The general provisions for the C1 districts are as follows:

- A. All new development shall be subject to the Design Review requirements contained in Chapter 18.45.
- B. For commercial development along Molalla Avenue between Heintz Street and Third Street and along Main Street between Shaver Avenue and Grange Avenue, the general provisions are as follows:
  1. Minimum lot area: no limitation.
  2. Minimum lot dimension: no limitation.
  3. Minimum front setback: no limitation.
  4. Minimum side and rear setbacks: no limitation.
  5. Maximum building height: Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building. Buildings in excess of this height limitation may be approved through a conditional use permit subject to the provisions of 18.76.010 and 18.76.080.
  6. Maximum lot coverage: no limitation.
- C. For all other properties in the C1 district, the general provisions are as follows:
  1. Minimum lot area: no limitation.
  2. Minimum lot dimension: no limitation.
  3. Minimum front setback: ten (10) feet.

4. Minimum side and rear setbacks: no limitation, except that properties adjoining a residential district shall have ten (10) foot side and rear setbacks along any property lines, which adjoin a residential district.
  5. Maximum building height: Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building. Buildings in excess of this height limitation may be approved through a conditional use permit.
  6. Maximum lot coverage: eighty (80%) percent.
- D. Setbacks along designated stream corridors shall comply with the requirements in Chapter 18.68.

**18.28.030 Principal uses permitted outright.**

Principal uses permitted outright shall be as follows:

A. Retail Sales and Service. Examples are as follows:

1. Appliance sales and incidental service.
2. Bakery for retail sales on the premises only.
3. Bank.
4. Church
5. Cocktail lounge as part of a restaurant.
6. Equipment rental limited to small equipment for household, recreation, or business.
7. Hotel or Motel.
8. Mortuary.
9. Motor Vehicle sales and repair.
  - a. Includes passenger vehicle, light and medium truck, motorcycle, boat and recreational vehicle sales and repair in an enclosed building; quick lubrication services; transmission or muffler services; auto body services; detailing and upholstery shops.
  - b. Does not include junking, wrecking, storage, towing, or salvaging operations.

10. Parking lot or parking garage.
11. Plumbing, heating and electric business with no outside storage.
12. Restaurant, cafe.
13. Retail dry-cleaning and pressing services.
14. Retail photo copying and printing
15. Retail Stores.
16. Tavern
17. Theater, except drive-in theater.
18. Urgency medical care.

B. Office uses. Examples are as follows:

1. Business and professional offices.
2. Medical or dental clinics.
3. Television and radio studios.
4. Veterinary clinics and hospitals for small animals.

C. Public use facilities not exceeding 15,000 square feet. Examples are as follows:

1. Auditoriums.
2. Bus depot, but not bus garage or storage yard.
3. Business, technical, or trade school.
4. Club, fraternal, union or lodge, social or recreational building.
5. Hospital
6. Passenger terminal.
7. Public building.
  - a. Includes government offices, buildings and libraries.

- b. Does not include storage, warehousing or other uses of an industrial character.
- 8. Railroad right-of-way and associated operating facilities, but no yard, industrial spurs, or other similar facilities.

**18.28.040 Accessory uses permitted outright.**

Accessory uses are uses customarily incidental and subordinate to a principal use permitted outright. Examples are as follows.

A. Retail sales and services.

- 1. Gasoline, parts and tire sales and vehicle washing when accessory to a vehicle sales or repair use.
- 2. Manufacturing or repackaging of goods for on-site sales.
- 3. Offices necessary for the retail sales or services.
- 4. Parking.
- 5. Storage of goods.

B. Office uses

- 1. Cafeterias.
- 2. Health facilities.
- 3. Other facilities primarily for the use of employees in the firm or business.

C. Public Use Facilities.

- 1. Concessions.
- 2. Restaurants.

**18.28.050 Conditional uses permitted.**

- A. Approval of a conditional use shall not be granted unless the specific proposal meets the criteria under Section 18.76 and the applicable provisions of this title and Chapter 18.58.

B. The following conditional uses may be permitted in a C1 district.

1. Assembly and packaging of previously prepared materials of such products as candy, cosmetics, drugs, musical instruments, toys, novelties, rubber and metal stamps, optical goods, scientific and precision instruments and equipment.
2. Cemetery;
3. Condominium developments, subject to the requirements of ORS Chapter 100.
4. Golf course, including clubhouse, but not an independent pitch-and-putt course or golf driving range;
5. Manufactured homes used as a residence for a night watchman or caretaker.
6. Private nursery school, kindergarten, or daycare center on a lot having a minimum of ten thousand (10,000) square feet, provided there is established in connection therewith a play lot having a minimum area of four hundred (400) square feet plus an additional forty (40) square feet for each child in excess of ten (10), which play lot is separated from adjoining properties by a sight-obscuring security fence;
7. Public park, playground, or recreational area, and buildings used in connection therewith;
8. Public, private, or parochial school;
9. Public utility and communication facilities, such as a branch telephone exchange, static transformer, booster station, or pumping station;
10. Public use facilities exceeding 15,000 square feet. Examples are as follows:
  - a. Auditoriums.
  - b. Business, technical, or trade school.
  - c. Bus depot, but not bus garage or storage yard.
  - d. Club, fraternal, union or lodge, social or recreational building.
  - e. Hospital
  - f. Passenger terminal.
  - g. Public building.

- (1) Includes government offices, buildings and libraries.
- (2) Does not include storage, warehousing or other uses of an industrial character.
  - a. Railroad right-of-way and associated operating facilities, but no yard, industrial spurs, or other similar facilities.
11. Noncommercial storage areas within condominium developments for the storage of recreational vehicles, boats, trailers, fifth wheels and other vehicles, available for use only by residents of the condominium development, and meeting the requirements of Section 18.76.075 of this code.
12. Outright permitted uses in excess of the height limitations of Section 18.28.020.
13. Recreational vehicle camping parks.
14. Residential care facility;
15. Senior citizen/handicapped housing facility;
16. Telecommunication facilities.
17. Uses operating between 10:00 P.M. and 7:00 A.M.