

**CHAPTER 153**  
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**153.010. Classification of Uses.** Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC) Manual, (See SRC 113.090.) Numbers in parenthesis following a use designation indicate that the use is listed and described under that number in the SIC. Where particular activities otherwise included under an SIC category are excluded from the permitted, special, or conditional use, those particular activities are listed, preceded by the words "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter.

**153.020. Permitted Uses.** The following uses, when developed under the general development standards in this zoning code applicable to the CG district and to all such uses, generally, are permitted in the CG district:

- (a) **Agriculture and forestry:**
  - (1) Agricultural production - crops (01);
  - (2) Veterinary services (074);
  - (3) Landscape and horticultural services (078);
  - (4) Timber tracts (081); and
  - (5) Forest nurseries and gathering of forest products.
- (b) **Construction:**
  - (1) Building construction - general contractors and operative builders (15) offices only;
  - (2) Construction other than building construction - general contractors (16) offices only;
  - and
  - (3) Construction - special trade contractors (17) offices only.
- (c) **Printing and publishing:**
  - (1) Newspapers: publishing, publishing and printing (271);
  - (2) Periodicals: publishing, publishing and printing (272);
  - (3) Books (273);
  - (4) Commercial printing (275);
  - (5) Manifold business forms (276);
  - (6) Greeting card publishing (277); and
  - (7) Bookbinding and related work (2789).
- (d) **Transportation, communication, electric, gas, and sanitary services:**
  - (1) Railroad transportation (40);

- (2) Local and suburban transit and interurban highway passenger transportation (41);
- (3) U.S. Postal Service (43);
- (4) Transportation services (47);
- (5) Communication (48).

**(e) Wholesale trade:**

- (1) Motor vehicle supplies and new parts (5013);
- (2) Tires and tubes (5014);
- (3) Furniture and home furnishings (502);
- (4) Professional and commercial equipment and supplies (504);
- (5) Electrical goods (506);
- (6) Hardware, and plumbing and heating equipment and supplies (507);
- (7) Industrial supplies (5085);
- (8) Service establishment equipment and supplies (5087);
- (9) Sporting and recreational goods and supplies (5091);
- (10) Toys and hobby goods and supplies (5092);
- (11) Jewelry, watches, diamonds, and other precious stones (5094);
- (12) Printing and writing paper (5111);
- (13) Stationery and office supplies (5112);
- (14) Drugs, drug proprietaries, and druggists' sundries (512);
- (15) Apparel, piece goods, and notions (513);
- (16) Confectionery (5145);
- (17) Meats and meat products (5147);
- (18) Fresh fruits and vegetables (5148);
- (19) Groceries and related products, not elsewhere classified (5149);
- (20) Beer, wine, and distilled alcoholic beverages (518); and
- (21) Nondurable goods, not elsewhere classified (5199) BUT EXCLUDING baling of wood shavings for mulch, cordwood, animal and vegetable greases, nursery stock, animal and vegetable oils (except cooking), rennet, crude rubber, and every other use which may be classifiable under this SIC industry number but is not specifically listed in the description or descriptive list for industry 5199.
- (22) Flowers, Nursery Stock, and Florists' Supplies (5193).

**(f) Retail trade:**

- (1) Building materials, hardware, garden supply, and mobile home dealers (52);
- (2) General merchandise stores (53);
- (3) Grocery stores (541);
- (4) Meat and fish (seafood) markets (5421) provided there are no live animals or slaughtering of live animals permitted on site;
- (5) Fruit stores and vegetable markets (543);
- (6) Candy, nut, and confectionery stores (544);
- (7) Dairy products store (545) provided there is no processing and sales on premises only;
- (8) Retail bakeries (546);
- (9) Miscellaneous food stores (549);
- (10) Automotive dealers and gasoline service stations (55);
- (11) Apparel and accessories stores (56);
- (12) Furniture, home furnishings, and equipment stores(57);
- (13) Eating and drinking places (58);
- (14) Drug stores and proprietary stores (591);
- (15) Liquor stores (592);
- (16) Miscellaneous shopping goods stores (594);
- (17) Nonstore retailers (596);
- (18) Fuel dealers not elsewhere classified (5989);

(19) Retail stores, not elsewhere classified (599) including, in addition to uses specifically listed in SIC group 599, electrical and lighting shops, office machines and equipment stores, and tractor and farm equipment shop.

**(g) Finance, insurance, and real estate:**

- (1) Depository Institutions (60);
- (2) Nondepository Credit Institutions (61);
- (3) Security and commodity brokers, dealers, exchanges and services (62);
- (4) Insurance carriers (63);
- (5) Insurance agents, brokers, and service (64);
- (6) Real estate (65);
- (7) Holding and other investment offices (67).

**(h) Services:**

- (1) Hotels and motels (701) BUT EXCLUDING casino hotels;
- (2) Bed and breakfast establishments;
- (3) Room and board facilities serving five or fewer persons.
- (4) Camps and recreational vehicle parks (703);
- (5) Personal services (72);
- (6) Business services (73);
- (7) Automotive repair services and garages (75);
- (8) Miscellaneous repair services (76);
- (9) Motion picture distribution and allied services (782);
- (10) Motion picture theaters, except drive-in (7832);
- (11) Amusement and recreation services, except motion pictures (79) BUT EXCLUDING casinos, racing, including track operation (7948) and entertainment establishments, except as permitted as a special use in SRC 153.030(a)(2);
- (12) Health services (80) BUT EXCLUDING hospitals (806);
- (13) Legal services (81);
- (14) Educational services (82);
- (15) Social services (83) and homeless shelters serving five or fewer persons BUT EXCLUDING residential care (836);
- (16) Museums, art galleries, botanical and zoological gardens (84);
- (17) Membership organizations (86);
- (18) Engineering, Accounting, Research, Management, and Related Services (87); and
- (19) Services not elsewhere classified (899).

**(i) Public administration:**

- (1) Executive offices (911);
- (2) General government, not elsewhere classified (919);
- (3) Fire protection (9224);
- (4) Public Finance, taxation, and monetary policy (93);
- (5) Administration of human resources programs (94);
- (6) Administration of environmental quality and housing programs (95);
- (7) Administration of economic programs (96);
- (8) National security and international affairs (97).

**(j) Other uses:**

- (1) Utilities - secondary truck parking and material storage yard.
- (2) Electrical, gas, oil, and other transmission lines; and
- (3) Accessory buildings and uses normal and incidental to the uses permitted in this district.
- (4) Recycling depots.
- (5) Transit stop shelters.
- (6) Residential home.

(7) On-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 6-84; Ord No. 146-84; Ord No. 16-85; Ord No. 82-86; Ord No. 13-90; Ord No. 71-91; Ord No. 25-93; Ord No. 116-94; Ord No. 62-95; Ord No. 57-2000)

**153.030. Special Uses.**

(a) The following uses, when restricted, developed and conducted as required in SRC Chapter 119, are permitted in the CG district:

- (1) Used merchandise stores (593);
- (2) Entertainment establishments;
- (3) Keeping of a miniature swine;
- (4) Wildlife rehabilitation facility;
- (5) Antennas attached to existing or approved structures;
- (6) Freestanding support structures 35 feet or less in height and equipment enclosures;
- (7) Mobile food unit;
- (8) Temporary motor vehicles sales (551);
- (9) Temporary recreational vehicle sales (556);
- (10) One single family dwelling, other than a manufactured home, per lot;
- (11) Ambulance Station;
- (12) Ambulance Service Facility.

(b) In lieu of establishing any use listed in subsection (a) of this section as a special use under SRC Chapter 119, the developer may elect to apply for conditional use approval pursuant to SRC Chapter 117 or 118. See SRC 119.010. (Ord No. 82-86; Ord No. 92-86; Ord No. 78-89; Ord No. 67-93; Ord No. 116-94; Ord No. 82-96; Ord No. 57-2000; Ord No. 34-05; Ord No. 43-06)

**153.035 Administrative Conditional Uses.**

(a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in CG district:

- (1) Freestanding support structures between 36 and 70 feet in height and equipment enclosures. (Ord No. 82-96)

**153.040. Conditional Uses.** The following uses, with conditional use approval as provided in SRC chapter 117 or 118 as applicable, are permitted in the CG district:

- (a) Those uses listed in SRC 153.030, at the developer's option, as provided in subsection (b) of that section.
- (b) Animal specialty services, except veterinary (0752).
- (c) Farm labor and management services (076).
- (d) Crude petroleum and natural gas extraction (131).
- (e) Jewelry, silverware, and plated ware (391).
- (f) Costume jewelry and notions (396).
- (g) Signs and advertising specialities (3993).
- (h) Electric services (491).
- (i) Gas production and distribution (492).
- (j) Water supply (494).
- (k) Durable goods, not elsewhere classified (5099).
- (l) Fish and seafoods (5146).
- (m) Drive-in motion picture theaters (7833).
- (n) Racing, including track operations (7948).
- (o) Residential care (836), including homeless shelters serving 6 to 75 persons, except residential home.

- (p) Unlimited number of dwelling units and guest rooms in apartment houses, court apartments, duplexes, and condominiums, room and board facilities serving 6 to 75 persons.
- (q) Home occupations not otherwise permitted in SRC 153.020 or 153.030.
- (r) Solid waste transfer stations.
- (s) Off-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants.
- (t) Freestanding support structures greater than 70 feet in height and equipment enclosures. (Ord No. 16-85; Ord No. 13-90; Ord No. 71-91; Ord No. 116-94; Ord No. 82-96)

**153.050. Prohibited Uses.** Within any CG district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 153.020 to 153.040, unless the use is deemed an equivalent use pursuant to SRC 113.090(d) or allowed as a nonconforming use pursuant to SRC Chapter 112. (Ord No. 49-09)

**DEVELOPMENT STANDARDS**

**153.060. Height.** Within a CG district buildings and structures erected, altered, or enlarged shall not exceed 70 feet in height.

**153.070. Lot Area and Dimensions.** There are no minimum lot area or dimension requirements in a CG district, except for the street frontage requirements of SRC 130.260.

**153.080. Yards Adjacent to Streets.** Within a CG district:

- (a) Along the full extent of each lot line adjacent to a street there shall be a required yard five feet in depth.
- (b) Setbacks for accessory buildings and structures except fences shall be the same as for main buildings. Setback requirements shall not apply to transit stop shelters. (Ord No. 65-86; Ord No. 114-86)

**153.090. Interior Side Yards.** Within a CG district:

- (a) All required bufferyards and vehicular use areas located in the side yard shall be landscaped and screened as required in SRC Chapter 132.
- (b) Setbacks for accessory buildings and structures except fences shall be the same as for main buildings. (Ord No. 89-92; Ord No. 85-94)

**153.100. Interior Rear Yards.** Within a CG district:

All required bufferyards and vehicular use areas located in the rear yard shall be landscaped and screened as required in SRC Chapter 132. Setbacks for accessory buildings and structures except fences shall be the same as for main buildings. (Ord No. 89-92)

**153.110. Landscaping.** Within a CG district.

All required yards adjacent to a street and all required vehicular use areas shall be landscaped and screened as required in SRC Chapter 132. (Ord No. 65-86; Ord No. 89-92)

**153.900. Reference to Additional Standards.** Additional or alternative use and development standards may be found in the following chapters:

Landslide Hazards	SRC Chapter 69
Lot Development Standards	SRC Chapter 130
Accessory Structures	SRC Chapter 131
Landscaping	SRC Chapter 132
Off-street Parking, Loading, and Driveways	SRC Chapter 133

Flood Plain Overlay Zones  
Willamette Greenway Overlay Zones

SRC Chapter 140  
SRC Chapter 141

(Ord No. 59-2000)