

ARTICLE 18

(C-3) General Commercial

SECTION 3.18.000 Purpose

The General Commercial classification is intended to provide areas within which a variety of retail and wholesale business will occur. These areas would serve general community needs with types of activities which need not be conducted wholly within an enclosed building.

SECTION 3.18.050 Permitted Uses

In the C-3 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance.

1. Agricultural supplies and machinery sales rooms.
2. Nurseries for the growing, sale and display of trees, shrubs and flowers.
3. Automobile, truck and motorcycle sales agencies or repair garages, subject to the following:
 - a. Repair garages shall be limited to ten (10) vehicles stored outside the building.
4. Auto parts store.
5. Builders supplies including retail sales of lumber.
6. Buildings for commercial storage of private household goods, provided all storage shall be entirely within such building.
7. Business and professional office.
8. Funeral parlor, mausoleum or mortuary.
9. General retail sales of previously prepared products.
10. Hotel, Motel.
11. Medical and dental office.
12. Manufactured Dwelling and Recreational Vehicle sales.
13. Outdoor advertising in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.

14. Places of amusement such as billiard parlors, taverns, bowling alleys, drive-in theaters, dance halls and games of skill and science.
15. Plumbing and sheet metal shop.
16. Professional play fields such as baseball and football.
17. Public and semipublic buildings and uses.
18. Retail dry cleaning establishment.
19. Second-hand stores if conducted wholly within an enclosed building.
20. Stadiums.
21. Veterinary clinic.
22. Single-family dwelling in conjunction with a use listed in this article, subject to the development standards of the R-3 zone classification.
23. Single-family dwelling above a commercial structure.
24. Nursing Home
25. Other uses similar to the above.
26. Other uses permitted by §3.17.050 (C-2 zone) except those uses permitted by §3.16.050 (C-T zone) unless such uses are otherwise specifically permitted in the C-2 zone.

SECTION 3.18.075 Uses Permitted With Standards

In the C-3 zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

1. 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 system².
- i. The facility shall comply with all applicable parking, setback, signage and other property development standards of the C-3 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 3.18.100 Buildings and Uses Permitted Conditionally

In the C-3 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.

- 1. Stores (retail and wholesale) and business uses similar to those listed as permitted uses in the C-3 zone and normally located in a commercial district provided that:
 - a. Where there is a manufacturing, compounding, processing or treatment of products for wholesale, a minimum of 25% of the total floor area shall be used for retail sales.
 - b. Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.
- 2. Outdoor sales such as flea markets or swap meets of new or second-hand goods.

3. Establishment of a new Medical Marijuana Grow Site (MMGS), expansion of a preexisting MMGS (i.e. OHA/OMMP* registered and established prior to March 1, 2016) or physical development (e.g., structures, fences, RV placements and building conversions) in conjunction with a preexisting MMGS which has occurred without permits, or new physical development in conjunction with a preexisting MMGS.

* Oregon Health Authority (OHA); Oregon Medical Marijuana Program (OMMP);

4. Repair garages exceeding ten (10) vehicles stored outside the building.

SECTION 3.18.150 Property Development Standards

1. **Area:** The area requirements 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 for residential uses which shall conform to the setbacks established in the R-3 zone.
 - b. Side Yard: Except for residential use, 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-3 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 corner 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.