Chapter 18.32

GENERAL COMMERCIAL ZONE C-G

Sections:
18.32.010 Uses permitted outright.
18.32.020 Conditional uses permitted.
18.32.030 Limitations on use.
18.32.040 Yards.
18.32.050 Signs.
18.32.060 Lot coverage.

18.32.010 Uses permitted outright.
Uses permitted outright in the C-G general commercial zone are business and professional offices, retail sales, service or repair, places of public or private assembly or amusement, their accessory uses, and residential uses except in the front 25 percent of the ground floor facing the street. (Ord. 1962 § 2(2.2), 2007; Ord. 1952 § 1(4), 2006)

18.32.020 Conditional uses permitted.
In a C-G zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 18.60 NBCC:
(1) Improvements to a preexisting, nonconforming use.
(2) Manufacturing, fabricating or processing of materials or substances for retail sale.
(3) Utility substations or pumping stations. (Ord. 1952 § 1(4), 2006)

18.32.030 Limitations on use.
In a C-G zone, uses shall be subject to the following limitations:
(1) All business, service, processing, storage, or display of merchandise on a lot abutting or facing a lot in a residential zone shall be conducted wholly within an enclosed building or shall be screened from the residential zone by a sight-obscuring fence or hedge, permanently maintained.
(2) Openings or access to structures on sides adjacent to or across the street from a residential zone shall be prohibited if they result in glare or excessive noise or otherwise adversely affect residential properties.
(3) Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement except in any parts of the lot permanently maintained as landscaped area.
(4) No construction, reconstruction, expansion, addition or alteration shall be commenced in a unified shopping area without approval having first
been obtained from the planning commission of the city of North Bend of the location and design of any use, structure, access road, driveway or fire lane; the location, design and adequacy of off-street parking facilities; the height of buildings; and the location, type and sufficiency of screening of adjacent residential areas.

In granting any approval under this subsection, the planning commission may impose conditions and restrictions for the purpose of ensuring orderly commercial development, with adequate access, parking and traffic control. For the purposes of this subsection, “unified shopping area” shall mean any shopping area designed for three or more commercial uses on not less than one acre of land which share common parking areas or points of access.

(5) All repair, manufacturing, fabricating or processing shall take place within a building, and shall be conducted in such a manner that it will not create noise, odors or emissions that are offensive or disturbing to persons working, shopping or living in the vicinity.

(6) An accessory use, including warehousing incidental to the principal use, must be located on the same premises as the principal use. (Ord. 1952 § 1(4), 2006)

18.32.040 Yards.

In a C-G zone, minimum yard requirements are as follows:

(1) On the side of a lot abutting a residential zone, a yard shall be at least 15 feet plus one foot for each two feet by which the height of the building exceeds 28 feet.

(2) The rear yard shall meet the same requirements as the side yard. (Ord. 1952 § 1(4), 2006)

18.32.050 Signs.

See Chapter 18.70 NBCC, Signs. (Ord. 1952 § 1(4), 2006)

18.32.060 Lot coverage.

In a C-G zone, buildings shall not occupy more than 75 percent of the lot area. (Ord. 1952 § 1(4), 2006)