

Oregon City Municipal Code

Chapter 17.26 HC Historic Commercial District

Deletions shown with ~~strikeouts~~, additions and new standards shown with underline, relative to existing standards. Changes from the last set of proposed code amendments are shown in red.

17.26.010 - Designated.

The Historic Commercial District is designed for limited commercial use. Allowed uses should facilitate the re-use and preservation of existing buildings and the construction of new architecturally compatible structures. Land uses are characterized by high-volume establishments such as retail, service, office, residential, lodging, recreation and meeting facilities, or a similar use as defined by the Community Development Director. Additional design requirements or adjustments to dimensional standards may be required to comply with OCMC 17.40 Historic Overlay District.

17.26.020 - Permitted uses.

- A. ~~Residential units,~~ Single-family detached residential units;
- B. ~~Residential units,~~ dDuplexes;
- C. Internal conversions;
- D. Multifamily residential units;
- E. Accessory uses, buildings and dwellings;
- F. Banquet, conference facilities and meeting rooms;
- G. Bed and breakfast/boarding houses, hotels, motels, and other lodging facilities for up to ten guests per night;
- H. Child care centers and/or nursery schools;
- I. Indoor entertainment centers and arcades;
- J. Health and fitness clubs;
- K. Medical and dental clinics, outpatient; infirmary services;
- L. Museums, libraries and cultural facilities;
- M. Offices, including finance, insurance, real estate and government;

- N. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- O. Postal services;
- P. Parks, playgrounds, play fields and community or neighborhood centers;
- Q. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
- R. Residential units, multi family and 3-4 plex;
- S. Restaurants, eating and drinking establishments without a drive-through;
- T. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
- U. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, marijuana, and similar, provided the maximum footprint for a stand-alone building with a single store or multiple buildings with the same business does not exceed sixty thousand square feet;
- V. Seasonal sales;
- W. Assisted living facilities; nursing homes and group homes for over fifteen patients licensed by the state;
- X. Studios and galleries, including dance, art, photography, music and other arts;
- Y. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;
- Z. Veterinary clinics or pet hospitals, pet day care;
- AA. Home occupations;
- BB. Research and development activities;
- CC. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- DD. Residential care homes and facilities licensed by the state;
- EE. Transportation facilities;
- FF. Live/work dwellings;

~~A. Uses permitted in the MUC-1 Mixed-Use Corridor District.~~

~~B. Residential units, single family detached.~~

~~C. Residential units, duplex.~~

~~D. Accessory uses, buildings and dwellings.~~

17.26.030 - Conditional Uses.

The following conditional uses and their accessory uses are permitted in this district when authorized by and in accordance with the standards contained in ~~Chapter~~ OCMC 17.56:

~~A. Conditional uses listed in the MUC Mixed-Use Corridor District.~~

A. Drive-through facilities;

B. Emergency service facilities (police and fire), excluding correctional facilities;

C. Gas stations;

D. Outdoor markets that do not meet the criteria of OCMC 17.29.020.I.;

E. Public utilities and services including sub-stations (such as buildings, plants, and other structures);

F. Public and/or private educational or training facilities;

G. Religious institutions;

H. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the neighborhood, historic or limited commercial districts that have a footprint for a stand-alone building with a single store in excess of sixty thousand square feet in the MUC-1 or MUC-2 zone;

J. Hospitals;

K. Parking not in conjunction with a primary use;

L. Passenger terminals.

17.26.035 - Prohibited uses.

A. Single-family attached dwellings;

B. Marijuana businesses;

C. Shelters;

D. Mobile Food Carts, except with a special event permit.

~~17.26.040 Historic building preservation.~~

~~Existing historic buildings (defined as primary, secondary or compatible buildings in a National Register Historic district or are in Oregon City's inventory of Historic Buildings) shall be used for historic commercial or residential use. If, however, the owner can demonstrate to the Pplanning Ccommission that no economically feasible return can be gained for a particular structure, and that such structure cannot be rehabilitated to render such an economic return, the Pplanning Ccommission may grant an exception to the historic building preservation policy. Such an exception shall be the minimum necessary to allow for an economic return for the land, while preserving the integrity of the historic building preservation policy in other structures in the area. The Pplanning Ccommission may condition the grant~~

~~of any such application to these ends. The members of the Hhistoric Rreview Board shall be notified of the application and may request a delay in the decision or the Planning Commission, of its own volition, may delay a decision on such an application subject to consideration by the Hhistoric Rreview Board as provided in Chapter 17.40.~~

17.26.050 - Dimensional standards.

A. Residential uses ~~unit, single-family detached~~:

1. Single-family detached residential units shall comply with the d~~Dimensional~~ and density standards required for the R-6 Single-Family Dwelling District.
2. Duplexes shall comply with the dimensional and density standards required for the R-3.5 District.

B. All other uses:

1. Minimum lot area: None.
2. Maximum building height: Thirty-five feet or three stories, whichever is less.
3. Minimum required setbacks if not abutting a residential zone: None.
4. Minimum required rear yard setback if abutting a residential zone: Twenty feet.
5. Minimum required side yard setbacks if abutting a single-family residential use: Five feet.
6. Maximum front yard setback: Five feet ~~(May be extended with Site Plan and Design Review Section 17.62.055).~~
7. Maximum interior side yard: None.
8. Maximum rear yard: None.
9. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.