

SECTION 3.312 COMMERCIAL OCEANSIDE (COS) ZONE

- (1) **PURPOSE:** The purpose of the COS zone is to permit a moderate level of commercial activities in the community. Commercial uses in the COS zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the COS zone because it: (a) is needed; (b) is physically capable of being developed; (c) can obtain access to a public road without causing traffic hazards or congestion; and (d) will not cause significant conflicts with nearby residential uses.

The COS zone classification is intended to provide a variety of commercial uses which enhance a rural community's viability and livability. It is also intended to provide development that results in rural employment opportunities. Commercial activities in this zone generally consist of small scale low impact uses which serve the community and surrounding rural area.

- (2) **USES PERMITTED OUTRIGHT:** In the COS zone, the following small scale low impact commercial uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 4,000 square feet of floor space and are subject to the general provisions and exceptions set forth in the Land Use Ordinance.
- (a) Oceanside community service buildings.
 - (b) General retail trade establishment such as a grocery store, drug store, or a hardware store, provided that such establishments do not require over 5 parking spaces.
 - (c) Personal and business services such as barber, tailor, beauty and shoe repair shop.
 - (d) Business, government, professional, and medical offices, financial institutions, library and fire station.
 - (e) Eating and drinking establishment, excluding walk-up and/or drive-in services.
 - (f) Single-family residential structure for the owner of an active business on the same lot.
 - (g) On-site manufactured home or recreational vehicle used during the construction of a primary permitted use for which a building or placement permit has been issued. Limited to one (1) year.
 - (h) Signs, subject to Subsection 5 of this section.
 - (i) Dwelling unit or units accessory to an active commercial use, located above the first story.

- (j) Owner occupied Bed & Breakfast enterprise provided that no more than two bedrooms for guests are provided.
 - (k) Public park and recreation uses.
- (3) **USES PERMITTED CONDITIONALLY:** In the COS zone, the following uses and their accessory uses are permitted subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) Walk-up eating establishment.
 - (b) Mini-storage.
 - (c) Small retail shoppe complex.
 - (d) Lodge, club or meeting facility.
 - (e) Motel or hotel containing not more than 35 units.
 - (f) Temporary mobile kitchen unit.
 - (g) One- or two-family dwelling, including townhouses, row houses and condominiums.
 - (h) Church or school.
- (4) **STANDARDS:** Land divisions and development in the COS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential uses shall be the same as in the ROS zone. In the COS zone, motels and hotels shall be considered a commercial use.
 - (b) Minimum yards for any structure on a lot or parcel adjacent to a ROS zone shall be 5 feet on the side adjacent to the ROS zone, and 10 feet in the front. No rear yard is required.
 - (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or set back 3 feet or as required in Section (4) (b) of this section.
 - (d) All structures shall meet the requirements for clear vision areas specified in Section 4.010.

- (e) All uses shall meet off-street parking requirements as provided in Section 4.030.
 - (f) All structures will have storm drainage facilities that are channeled in to the public storm drainage system or a natural drainage system approved by the County Engineer.
 - (g) A property survey of the lot shall be performed and all corners shall be monumented by a registered surveyor prior to land division and/or prior to submittal of a permit for construction/location and a copy of the survey shall be submitted with the application and other required material.
 - (h) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
 - (i) The maximum building height for commercial structures shall be 35 feet except on ocean front lots, where it shall be 24 feet.
 - (j) A commercial building shall not exceed 8000 square feet, motels are exempt from this limit.
- (5) SIGNS: A total of 100 square feet or less in area per business frontage. No sign shall be larger than 32 square feet in size. Temporary banner for grand opening, business change, etc. is allowed for a maximum of two weeks. The following types of signs shall be prohibited:
- (a) Off-premise sign.
 - (b) Flashing sign.
 - (c) Billboard.
 - (d) Sign/signs extending in setback area.
 - (e) Beach-side signs on beach front property.

PRIOR TO PREPARING PLANS FOR DEVELOPMENT WITHIN THIS CGB YOU ARE ADVISED TO CHECK THE TILLAMOOK COUNTY LAND USE ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY!