

SECTION 3.348: NETARTS NEIGHBORHOOD COMMERCIAL ZONE (NT-C1)

- (1) **PURPOSE:** The purpose of the NT-C1 zone is to permit a moderate level of commercial activities to serve the commercial needs of neighborhoods, rural areas, and tourist areas. Commercial uses in the NT-C1 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 NT-C1 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;
 - (d) Will not cause significant conflicts with nearby residential uses; and
 - (e) Has sufficient land area to accommodate off-street parking.

- (2) **USES PERMITTED OUTRIGHT:** In the NT-C1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
 - (a) The following uses, provided that such establishments do not require over 25 parking spaces:
 - (1) General retail trade establishments such as grocery stores, drug stores, or hardware stores.
 - (2) Repair and maintenance services for the type of goods to be found in the above permitted retail trade establishments, provided that such services are performed either off-site or entirely within an enclosed building.
 - (3) Personal and business services such as barbers, tailors, printing shops, shoe repair shops, and laundry services.
 - (4) Business, government, professional, and medical offices, financial institutions, and libraries.
 - (5) Eating and drinking establishments, excluding drive-in or fast food restaurants.
 - (6) Bed and breakfast enterprises.
 - (7) Public park and recreation uses.

- (b) A single-family residential structure for the owner of an active business.
 - (c) Temporary placement of mobile homes or recreational vehicles used during the construction of a use for which a building or placement permit has been issued. Maximum limit temporary dwelling may be located on site is either until completion of construction, or 36 months, whichever comes first.
 - (d) Signs, subject to Section 4.020.
 - (e) Dwelling unit or units accessory to an active commercial use, located above the first story.
- (3) **USES PERMITTED CONDITIONALLY:** In the NT-C1 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) Any of the outright uses under 3.348(2) that require over 25 parking spaces.
 - (b) Retail establishments requiring drive-in facilities such as gas stations, bank drive-up windows, fast food restaurants, and car washes.
 - (c) Warehousing, including mini-storage.
 - (d) Shopping centers.
 - (e) Veterinary clinics and associated facilities located within a building.
 - (f) Lodges, clubs, or meeting facilities for private organizations.
 - (g) Motels, and hotels up to 35 units.
 - (h) Commercial amusement or entertainment establishments.
 - (i) Temporary mobile kitchen units.
 - (j) Light industries.
 - (k) One-, two-, three-, or four or multi-family dwellings, including townhouses, row houses, and condominiums.
 - (l) Mobile homes or recreation vehicles.

- (m) Churches or schools.
 - (n) Community meeting buildings and associated facilities.
 - (o) Rest homes, and nursing homes.
 - (p) Fire and ambulance stations.
 - (q) Utility substations and power transmission lines.
 - (r) Towers for communications.
 - (s) Water supply and treatment facilities, and sewage treatment plants.
 - (t) Mobile home parks or recreation vehicle parks.
 - (u) Foster family homes accommodating six or more children or adults.
 - (v) Mixed Use Developments subject to Section 4.130.
 - (w) Recreational campgrounds.
 - (x) Off-site Advertising Sign.
 - (y) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
 - (z) Funeral homes, and dry cleaning services.
 - (aa) Swimming, tennis, racquetball, or other similar facilities.
- (4) STANDARDS: Land divisions and development in the NT-C1 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 use shall be the same as in the NT-R3 zone. In the NT-C1 zone, motels, hotels and cabin camps shall be considered a commercial use.
 - (b) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet in the yard adjacent to the residential zone, and 10 feet in the front yard.

- (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.348 (4) (b).
- (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) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (g) The maximum building height for commercial structures shall be 35 feet except on ocean or bay frontage lots, where it shall be 24 feet, higher structures may be permitted as a conditional use in accordance with Article VI.
- (h) New commercial uses shall be small scale low impact uses which take place in a building or buildings not exceeding 8,000 square feet of floor space. "Commercial Use" means the use of land primarily for the retail sale of products or services, including offices. It does not include factories, warehouses, freight terminals, or wholesale distribution centers.
- (i) New industrial uses shall be small-scale, low impact uses which take place in a building or buildings not exceeding 20,000 square feet of floor space. "Industrial Use" means the use of land primarily for the manufacture, processing, storage, or wholesale distribution of products, goods, or materials. It does not include commercial uses.