1	ORDINANCE NO. 669
2 3 4 5	AN ORDINANCE AMENDING CHAPTER 3 OF THE TROUTDALE DEVELOPMENT CODE RELATING TO SIZE LIMITATIONS FOR RETAIL STORES IN CERTAIN COMMERCIAL DISTRICTS
6 7 8	WHEREAS, the location and siting of retail superstores is a matter of community-wide interest and concern; and,
9 10 11 12 13	WHEREAS, the Citizens Advisory Committee met on October 28, 1998 to review and discuss proposed amendments relating to size limitations of retail businesses in certain commercial zoning districts of the city and gave approval to these amendments; and,
14 15 16	<b>WHEREAS</b> , the Planning Commission scheduled a public hearing on November 18, 1998 which was held over to December 16, 1998 to consider these proposed amendments and has forwarded this matter to the City Council with a recommendation for adoption; and,
17 18 19 20	<b>WHEREAS</b> , the City Council held a public hearing concerning these amendments on January 26 and February 9, 1999 to provide the opportunity for public comment; and,
21 22	WHEREAS, the City Council is satisfied this matter has been adequately considered; now, therefore,
23	BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:
<ul><li>24</li><li>25</li><li>26</li></ul>	<u>Section 1: Findings</u> . The findings of fact contained in the Planning Commission Final Order are adopted by reference herein.
27 28 29 30 31	Section 2: Text Amendments to the Development Code. Based on these findings, the Troutdale Development Code (Ordinance No. 491-0) is hereby amended to incorporate those changes contained in Exhibit 1.
32 33	Section 3: Effective Date. These amendments shall take effect thirty days from the date of adoption.
34 35 36	YEA:
37 38 38 40 41	Paul Thalhour, Mayor
42 43 45	Dated:
46	Adopted: $\frac{2/9}{99}$

# Proposed Amendments (Text Amendment No. 26)

### to the

## Troutdale Development Code

### Relating to

NC (Neighborhood Commercial) Zoning District CC (Community Commercial) Zoning District GC (General Commercial) Zoning District

As Recommended by the Troutdale Planning Commission December 16, 1998

SHADED AREAS INDICATE ADDITIONS
STRIKEOUTS INDICATE DELETIONS

# PROPOSED AMENDMENTS TO TROUTDALE DEVELOPMENT CODE (TEXT AMENDMENT NO. 26)

Recommended by the Troutdale Planning Commission December 16, 1998

3.100 NEIGHBORHOOD COMMERCIAL

#### 3.103 Permitted Uses.

The following uses and their accessory uses are permitted in the NC district, provided they are conducted wholly within a completely enclosed building except off-street parking and loading:

- A. Retail establishments, not to exceed 60,000 square feet of gross floor area per building or business, including but not limited to, barber or beauty shop, shoe repair store, grocery, dressmaking or tailoring shop, photography studio, florist shop, book or stationary store, gift shop, and art supply store.
- B. Professional offices.
- C. Day care center.
- D. Utility Facilities, minor.
- E. Other uses similar in nature to those listed above.

#### 3.110 COMMUNITY COMMERCIAL

### 3.113 <u>Permitted Uses.</u>

The following uses and their accessory uses are permitted in the CC district:

- A. Any use permitted in an NC district.
- B. Retail store or business, not to exceed 60,000 square feet of gross floor area per building or business, including but not limited to: hardware, appliance store, repair businesses such as electrical, radio, television, flower or plant store, pet shop, department or furniture store, grocery store, small print shop, bakery, and catering establishment including outside seasonal displays of merchandise.

- C. Bank or savings and loan association.
- D. Laundromat/Dry cleaning establishment.
- E. Medical or dental clinic or laboratory.
- F. Motel, hotel.
- G. Newsstand.
- H. Restaurant (including drive-ins) or tavern.
- I. Studio: art, dance, etc.
- J. Professional offices.
- K. Utility Facilities, minor.
- L. Other uses similar in nature to those listed above.

### 3.114 Conditional Uses.

The following uses and their accessory uses are permitted as conditional uses in the CC district:

- A. Retail store or business, exceeding 60,000 square feet of gross floor area per building or business.
- BA. Automotive service station where no repair work is conducted.
- B. Motion picture theater.
- Second hand store with all merchandise displayed and stored completely within a building.
- D. Community Service Uses.
- Utility Facilities, major.
- F. Other uses similar in nature to those above.

- 3.120 GENERAL COMMERCIAL
- 3.122 <u>Permitted Uses.</u> The following uses and their accessory uses are permitted in the GC district:
  - A. Any use permitted in the NC (Neighborhood Commercial) or CC (Community Commercial) district and including, but not limited to, the following uses: Amusement enterprise, including pool hall, bowling alley, and boxing arena, theater, auditorium, printing, lithographing or publishing except that retail stores or businesses are not limited to 60,000 square feet of gross floor area.
  - B. Amusement enterprise, including pool hall, bowling alley and boxing arena, theater, auditorium, printing, lithographing or publishing.
  - The following uses, if conducted within a completely enclosed building with all outside storage of merchandise, supplies or work areas screened from the public right-of-way and adjacent residential, apartment and neighborhood commercial districts, are permitted:
    - Automotive service station, carpenter shop, cabinet shop, upholstering, plumbing shop, lumber yard (retail sales only), automotive repair, painting and incidental body and fender work, sign painting shop, tire shop, animal hospital and boarding kennel.
  - Accessory uses customarily incidental to any of the above uses when located on the same lot, provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or similar causes.
  - D. Utility Facilities, minor.
  - **E**E. Other uses similar in nature to those listed above.