



**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 Permitted Uses.

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.
- C.** Second hand store with all merchandise displayed and stored completely within a building.
- D.** Community Service Uses.
- E.** Utility Facilities, major.
- F.** Other uses similar in nature to those above.

3.120 GENERAL COMMERCIAL

3.122 Permitted Uses. 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.~~
- B.** 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, upholstery, 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.
- C.** 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.** Other uses similar in nature to those listed above.