

## Chapter 69

### Philomath General Commercial Zone (PC-2)

**69.000 Purpose.** The Philomath General Commercial District is intended to provide for commercial development within the Philomath Urban Growth Boundary prior to annexation through the provision of urban services in accordance with a municipal services agreement. [Ord 90-0069]

**69.005 Standards for Application.** The Philomath General Commercial Zone shall apply to unincorporated areas designated for General Commercial development in the Philomath Comprehensive Plan which are provided municipal water and sewer service and are subject to a delayed annexation agreement or a municipal services agreement. [Ord 90-0069]

**69.010 Permitted Use.** The following uses are allowed in the Philomath General Commercial Zone:

- (1) Retail sales and service establishments.
- (2) Professional offices.
- (3) Restaurant and drinking establishments.
- (4) Motel.
- (5) Funeral parlor.
- (6) Vehicle parking lot.
- (7) Public buildings and uses.
- (8) Church.
- (9) Residences provided in conjunction with a permitted use.
- (10) Residential home.
- (11) Day care for fewer than thirteen children.
- (12) Accessory use or structure. [Ord 90-0069]

**69.015 Conditional Uses.** The following uses may be allowed in the Philomath General Commercial Zone by conditional use permit approved by the Planning Official:

- (1) Drive-in restaurant.
- (2) Service station.
- (3) Carwash. [Ord 90-0069]

**69.020 Minimum Parcel or Lot Size.** There is no minimum parcel or lot size for property in the Philomath General Commercial Zone served by municipal water and sewer service and subject to a delay annexation agreement or municipal service agreement. Property not served by municipal water and sewer shall have a minimum parcel or lot size of two (2) acres. [Ord 90-0069, Ord 96-0118]

**69.025 Site Development Plan.** When a building addition, new construction, or placement of a structure is proposed in the Philomath General Commercial Zone, the applicant shall submit a site development plan prior to the issuance of building permits. A site development plan shall contain an appropriate level of detail showing existing and proposed locations of buildings, access, parking, loading, landscaping, drainage, water supply, sewage disposal, public utilities, and exterior lighting. The plan shall demonstrate compliance with siting standards provided in BCC 69.030 and other provisions of this code. [Ord 90-0069]

**69.030 Siting Standards.** All structures allowed in the Philomath General Commercial Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

- (1) There are no front, rear, or side setbacks, except a four (4) foot rear or side setback if abutting a residential zone.
- (2) Full lot coverage is permitted if setback and parking requirements are met.
- (3) A proposed building to be located within twenty (20) feet of a residential zone shall not exceed twenty-five (25) feet in height.
- (4) Exterior lighting shall not face directly, shine or reflect glare onto an adjacent street or property.
- (5) Sidewalks or bike paths shall be provided in accordance with appropriate standards, approved land development plans and access design.
- (6) All off-street parking areas and road approaches shall be paved with an asphaltic concrete or Portland cement concrete.
- (7) Outside storage or operational areas shall be screened from view by a coniferous hedge or sight obscuring fence. The fence shall be at least six (6) feet in height. A coniferous hedge shall attain a height of at least six (6) feet within four (4) years of planting. [Ord 90-0069]
- (8) Obstructions greater than two and one-half (2.5) feet in height shall not be located within twenty (20) feet of an intersection of two streets or a street and railroad, or within ten (10) feet of an intersecting street and alley. [Ord 90-0069]