

BINGEN MUNICIPAL CODE

Chapter 17.40

COMMERCIAL (C) DISTRICT

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17.40.010 Intent.

The C district is intended to provide an area for the existing and potential wholesale and retail commercial activities associated with the central business district of the city and associated thoroughfare along State Route 14. (Ord. 440, Att. A (part) 1997).

17.40.020 Permitted use.

Uses permitted in the C district shall be as follows:

- A. Retail stores, shops, services and business activities serving primarily the residents of the surrounding urban or rural neighborhood, supplying the necessary daily convenience goods for households, such as groceries, meats, dairy products, drugs, cleaning or laundry (pick-up only) and personal services;
- B. Small animal hospitals when located not closer than one hundred fifty feet from any residential district and four hundred feet or more from any hospital, nursing home or institution for the care of the infirmed; providing, the animals are housed indoors;
- C. Hardware, dry goods, apparel, home appliances, jewelry, photographic studio, furniture, boat sales;
- D. Cafe, tavern, theater, gift shop, radio, and television, bank, business, or professional office;
- E. Automobile, truck and machinery dealer (new and used), garage, and automobile, truck and other vehicle repair, refrigerated locker, shoe repair, bakery supermarket, commercial recreation, excluding, however, the manufacturing, compounding, assembly, or treatment of products other than those clearly incidental and essential to a retail business and the storage and use of chemicals, solvents, and other liquids associated therewith;

- F. Automobile service stations, including storage facilities for rental trailers, trucks and other conveyances;
- G. Hotel, motel, tourist facilities;
- H. Places of public assembly for meetings or amusement, provided the location is more than fifty feet from a residential zone, is completely enclosed and is more than three hundred feet from any public school, playground or park, except that churches may be permitted without conformance to the distance requirement. (Ord. 440, Att. A (part) 1997).

17.40.030 Conditional uses.

Conditional exceptions which may be authorized by the board of adjustment in the C district are as follows:

- A. Residential use up to 50 percent of the square footage of a structure containing uses permitted outright and those conditional uses permitted in all residential districts as described in Section 17.72.020;
- B. Those manufacturing, compounding, processing, treatment, or assembly uses allowed in the Light Industrial District which take place within an enclosed structure and from which there is no discernable odor, noise, dust, smoke, cinders, gas, vibration, refuse matter, or other noxious effects beyond the exterior walls of the structures;
- C. Any uses determined to be of the same general character as the principal uses permitted outright in Section 17.40.020, subject to required conditions. (Ord. 440, Att. A (part), 1997; Ord. 561 §2, 2009).

17.40.040 Accessory use.

The accessory uses permitted in the C district are as follows:

- A. Uses and structures customarily incidental to principal use permitted outright;
- B. Advertising signs and outdoor advertising structures in accordance with Chapter 15.12 of the Bingen Municipal Code relating to signs;
- C. Commercial parking lots for private passenger vehicles only. (Ord. 440, Att. A (part) 1997).

17.40.060 Accessory exceptions.

The accessory exceptions which may be authorized by the city council in the C district are those uses customarily incidental to conditional uses. (Ord. 440, Att. A (part) 1997).

17.40.060 Density.

Density provisions for the C district are as follows:

- A. Maximum building height: three stories, but not to exceed forty-five feet;
- B. Minimum lot: none;
- C. Minimum front yard depth: none required;
- D. Minimum side yard, interior lot: none required;
- E. Minimum side yard, corner lot: none required;
- F. Minimum side yard, zone transition lot: same as requirement of adjoining more restrictive district;
- G. Minimum rear yard: none, except when abutting a residential district: twenty feet. (Ord. 440, Att. A (part) 1997).

17.40.070 Use limitations.

Basic uses permitted in C business district shall be subject to following limitations:

- A. All business, service, repair, processing, or storage shall be conducted wholly within an enclosed building, except for off-street parking and for automobile service stations.
- B. Processes and equipment and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste. (Ord. 440, Att. A (part) 1997).

17.40.080 Underground utilities required.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part) 1997).