

Chapter 17.26 HC HISTORIC COMMERCIAL DISTRICT

17.26.010 Designated.

The historic commercial district is designed for limited commercial use. Allowed uses should facilitate the reuse and preservation of existing buildings and the construction of new architecturally compatible structures. Land uses are characterized by high-volume establishments such as retail, service, office, residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director. Additional design requirements or adjustments to dimensional standards may be required to comply with OCMC 17.40, Historic Overlay District.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

17.26.020 Permitted uses.

- A. Single-family detached residential units or a single unit in conjunction with a nonresidential use.
- B. Duplexes or two units in conjunction with a nonresidential use.
- C. Conversions of an existing single-family detached residential unit or duplex into a triplex or quadplex.
- D. Live/work dwellings; accessory uses, buildings and dwellings.
- E. Banquet, conference facilities and meeting rooms.
- F. Bed and breakfast/boarding houses, hotels, motels, and other lodging facilities for up to ten guests per night.
- G. Child care centers and/or nursery schools.
- H. Indoor entertainment centers and arcades.
- I. Health and fitness clubs.
- J. Medical and dental clinics, outpatient; infirmary services.
- K. Museums, libraries and cultural facilities.
- L. Offices, including finance, insurance, real estate and government.
- M. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday.
- N. Postal services.
- O. Parks, playgrounds, play fields and community or neighborhood centers.
- P. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment.
- Q. Restaurants, eating and drinking establishments without a drive-through.
- R. Services, including personal, professional, educational and financial services; laundry and dry-cleaning.
- S. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, marijuana, and similar, provided the maximum footprint for a stand-alone building with a single store or multiple buildings with the same business does not exceed sixty thousand square feet.
- T. Seasonal sales.
- U. Assisted living facilities; nursing homes and group homes for over fifteen patients licensed by the state.
- V. Studios and galleries, including dance, art, photography, music and other arts.

- W. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers.
- X. Veterinary clinics or pet hospitals, pet day care.
- Y. Home occupations.
- Z. Research and development activities.
- AA. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed.
- BB. Residential care homes and facilities licensed by the state.
- CC. Transportation facilities.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

17.26.030 Conditional uses.

The following conditional uses and their accessory uses are permitted in this district when authorized by and in accordance with the standards contained in OCMC 17.56:

- A. Drive-through facilities;
- B. Emergency service facilities (police and fire), excluding correctional facilities;
- C. Gas stations;
- D. Outdoor markets that do not meet the criteria of OCMC 17.29.020.I;
- E. Public utilities and services including sub-stations (such as buildings, plants, and other structures);
- F. Public and/or private educational or training facilities;
- G. Religious institutions;
- H. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the neighborhood, historic or limited commercial districts that have a footprint for a stand-alone building with a single store in excess of sixty thousand square feet in the MUC-1 or MUC-2 zone;
- J. Hospitals;
- K. Parking not in conjunction with a primary use;
- L. Passenger terminals.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

17.26.035 Prohibited uses.

- A. Townhouses.
- B. Triplexes and quadplexes.
- C. Multi-family residential.
- D. Marijuana businesses.
- E. Mobile food units, except with a special event permit.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019)

17.26.050 Dimensional standards.

A. Residential uses:

1. Single-family detached residential units shall comply with the dimensional and density standards required for the R-6 district.
2. Duplexes shall comply with the dimensional and density standards required for the R-3.5 district.

B. All other uses:

1. Minimum lot area: None.
2. Maximum building height: Thirty-five feet or three stories, whichever is less.
3. Minimum required setbacks if not abutting a residential zone: None.
4. Minimum required rear yard setback if abutting a residential zone: Twenty feet.
5. Minimum required side yard setbacks if abutting a single-family residential use: Five feet.
6. Maximum front yard setback: Five feet.
7. Maximum interior side yard: None.
8. Maximum rear yard: None.
9. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

Public utility easements may supersede the minimum setback. Maximum setback may be increased per OCMC 17.62.055.D.

(Ord. No. 18-1009, § 1(Exh. A), 7-3-2019; Ord. No. 19-1008, § 1(Exh. A), 12-18-2019; Ord. No. 21-1007, § 1(Exh. A), 4-21-2021)