17.29.010 Designated.

The Mixed Use Corridor (MUC) District is designed to apply along selected sections of transportation corridors such as Molalla Avenue, 7th Street and Beavercreek Road, and along Warner-Milne Road. Land uses are characterized by high-volume establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities, or a similar use as defined by the Community Development Director. A mix of high-density residential, office, and small-scale retail uses are encouraged in this District. Moderate density (MUC-1) and high density (MUC-2) options are available within the MUC zoning district. The area along 7th Street is an example of MUC-1, and the area along Warner-Milne Road is an example of MUC-2.

17.29.020 Permitted Uses--MUC-1 and MUC-2.

A. Banquet, conference facilities and meeting rooms;
B. Bed and breakfast and other lodging facilities for up to ten guests per night;
C. Child care centers and/or nursery schools;
D. Indoor entertainment centers and arcades
E. Health and fitness clubs;
F. Medical and dental clinics, outpatient; infirmary services;
G. Museums, libraries and cultural facilities;
H. Offices, including finance, insurance, real estate and government;
I. 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;
J. Postal services;
K. Parks, playgrounds, play fields and community or neighborhood centers;
L. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
N. Residential units, multi-family;
O. Restaurants, eating and drinking establishments without a drive through;
P. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
Q. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, 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;
R. Seasonal sales, subject to OCMC Chapter 17.54.060
S. Assisted living facilities; nursing homes and group homes for over 15 patients
T. Studios and galleries, including dance, art, photography, music and other arts;
U. 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.
V. Veterinary clinics or pet hospitals, pet day care.
W. Home occupations
X. Research and development activities
Y. 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;
Z. Residential care facility
AA. Transportation facilities

17.29.030 Conditional Uses--MUC-1 and MUC-2 Zones.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in Chapter 17.56:
A. Ancillary drive-in or 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 Section 17.29.020(H);
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;
I. Hotels and motels, commercial lodging
J. Hospitals
K. Parking structures and lots not in conjunction with a primary use
L. Passenger terminals (water, auto, bus, train)

17.29.040 Prohibited Uses in the MUC-1 and MUC-2 Zones.

The following uses are prohibited in the MUC District:
A. Distributing, wholesaling and warehousing;
B. Outdoor sales or storage
C. Correctional Facilities.
D. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment)
E. Kennels
E. Motor vehicle and recreational vehicle sales and incidental service
F. Motor vehicle and recreational vehicle repair / service
G. Outdoor sales or storage,
H. Self-service storage facilities

17.29.050 Dimensional Standards--MUC-1.

A. Minimum lot areas: none.
B. Maximum building height: forty feet or three stories, whichever is less.
C. Minimum required setbacks if not abutting a residential zone: none.
D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one-foot additional yard setback for every one-foot of building height over thirty-five feet.

E. Maximum Allowed Setbacks.
   1. Front yard: five feet (may be extended with Site Plan and Design Review Section 17.62.055).
   2. Interior side yard: none.
   3. Corner side setback abutting street: thirty feet provided the Site Plan and Design Review requirements of Section 17.62.055 are met.
   4. Rear yard: none.

F. Maximum lot coverage of the building and parking lot: eighty percent.

G. Minimum required landscaping (including landscaping within a parking lot): twenty percent.

17.29.060 Dimensional Standards--MUC-2.

A. Minimum lot area: none.
B. Minimum floor area ratio: 0.25.
C. Minimum building height: twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
D. Maximum building height: sixty feet.
E. Minimum required setbacks if not abutting a residential zone: none.
F. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one foot additional yard setback for every two feet of building height over thirty-five feet.

G. Maximum Allowed Setbacks.
   1. Front yard: five feet (may be expanded with Site Plan and Design Review Section 17.62.055).
   2. Interior side yard: none.
   3. Corner side yard abutting street: twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.
   4. Rear yard: none.

H. Maximum site coverage of building and parking lot: ninety percent.
I. Minimum landscaping requirement (including parking lot): ten percent.

17.29.070 Floor Area Ratio (FAR).

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

A. Standards
   a. The minimum floor area ratios contained in 17.29.050 and 17.29.060 apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than 10,000 square feet in floor area.
   b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
   c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants
applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.