

## Commercial Zones

- 9.2100 Purpose of C-1 Neighborhood Commercial Zone.** The C-1 Neighborhood Commercial zone is designed to implement the Metro Plan by providing commercial areas to serve the day-to-day needs of the surrounding neighborhood. Neighborhood commercial areas should enhance rather than intrude on the character of a neighborhood by providing landscaped buffering and ensuring sufficient street frontage to provide safe and efficient access. These areas are usually 5 acres or less in size. Some uses not necessarily oriented to daily consumer needs, but similar in size and external impacts to convenience commercial and personal service uses, are also included in the C-1 zone.  
*(Section 9.2100, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)*
- 9.2110 Purpose of C-2 Community Commercial Zone.** The C-2 Community Commercial zone is designed to implement the Metro Plan by providing areas for community commercial uses. These areas usually include at least 5 acres and not more than 40 acres, and are intended to include a wide range of purchaser goods and entertainment, office, and service needs for a support population smaller than that of the metropolitan area but larger than that of a neighborhood. **Housing is also permitted in this zone, which may occur independently on individual lots or parcels, or be located in clusters that share parking facilities and other common areas.**  
*(Section 9.2110, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)*
- 9.2120 Purpose of C-3 Major Commercial Zone.** The C-3 Major Commercial zone is designed to implement the Metro Plan by providing areas for regional commercial uses. These uses include a wide range of purchaser goods, educational opportunities, entertainment, offices, travel accommodations, and services that attract people from the entire metropolitan area, Lane County, and adjacent counties.  
*(Section 9.2120, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)*
- 9.2130 Purpose of C-4 Commercial/Industrial Zone.**  
*(Section 9.2130, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02. Section 9.2130 repealed by Ordinance No. 20528, enacted May 14, 2014, effective June 23, 2014.)*
- 9.2140 Purpose of GO General Office Zone.** The GO General Office zone is designed to implement the Metro Plan by providing areas that allow a compatible mix of office and residential development. The zone is intended to provide for small- to medium-sized office buildings, often in transitional locations between residential and commercial uses. Developments shall be compatible with nearby residential uses in terms of scale, bulk, building and parking coverage, traffic generation, and other external factors. This zone also encourages a compatible mix of dwellings and offices on the same or adjacent properties. Retail uses are also permitted.  
*(Section 9.2140, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)*
- 9.2150 Commercial Zone Siting Requirements.** In addition to the approval criteria in EC 9.8865 Zone Change Approval Criteria, the following C-1 Neighborhood Commercial siting requirements apply:
- (1)** New C-1 zones shall be located within convenient walking or bicycling

Eugene Code

<b>Table 9.2160 Commercial Zone Land Uses and Permit Requirements</b>				
	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>GO</b>
Parking Area not directly related to a primary use on the same development site		SR (4)	P(5)	P
Parts Store		P	P	
Recreational Vehicles and Heavy Truck, Sales/Rental/Service		C		
Repair, includes paint and body shop		P		
Service Stations, includes quick servicing		P	C	
Structured Parking, up to two levels not directly related to a primary use on the same development site		P	P	P
Structured Parking, three or more levels not directly related to a primary use on the same development site		C	P	C
Tires, Sales/Service		P	C	
Transit, Neighborhood Improvement	P	P	P	P
Transit Park and Ride, Major		P	P	P
Transit Park and Ride, Minor	C	P	P	P
Transit Station, Major	C	SR	SR	SR
Transit Station, Minor	C	P	P	P
<b>Office Uses</b>				
Administrative, General, and Professional Office	P(1)	P	P	P
Scientific and Educational Research Center	P(1)	P	P	P
<b>Personal Services</b>				
Barber, Beauty, Nail, Tanning Shop	P(1)	P	P	P(2)
Day Care Facility (Not associated with a school)	P	P	P	P
Dry Cleaner	P(1)	P	P	P(2)
Film, Drop-off/Pick-up	P(1)	P	P	P(2)
Locksmith Shop	P(1)	P	P	P(2)
Laundromat, Self-Service	P(1)	P	P	P(2)
Mailing and Package Service	P(1)	P	P	P(2)
Shoe Repair Shop	P(1)	P	P	P(2)
Tailor Shop	P(1)	P	P	P(2)
<b>Residential</b>				
<b>Dwellings</b>				
One-Family Dwelling	P(6)	P(6)	P(7)	
Rowhouse (One-Family on Own Lot Attached to Adjacent Residence on Separate Lot with Garage or Carport Access to the Rear of the Lot)	S(6)	S		P
Duplex (Two-Family Attached on Same Lot)	P(6)	P(6)	P(7)	P
Tri-plex (Three-Family Attached on Same Lot) (See EC 9.5500)	S(6)	S	S	S
Four-plex (Four-Family Attached on Same Lot) (See EC 9.5500)	S(6)	S	S	S
Multiple Family (3 or More Dwellings on Same Lot) (See EC 9.5500)	S(6)	S	S	S
<b>Assisted Care &amp; Day Care (Residences Providing Special Services, Treatment or Supervision)</b>				
Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)		P	P	P
Assisted Care (6 or more people living in facility)		P	P	C
Day Care (3 to 12 people served)	P	P	P	P
Day Care (13 or more people served)	C	P	P	P

Note that Rowhouses, Tri-plex, Four-plex and Multi-Family are allowed OUTRIGHT in C-2. The requirements in "P(6)", below apply only to single-family and duplex.

and personal services area must be limited to 10 percent of the floor area of the building.

- (3) **Drug Treatment Clinic - Non-Residential Allowance in C-2 and C-3.** Use is permitted on property located within a quarter of a mile of a transit route.
- (4) **Parking Areas in C-2.** Any parking area established after August 1, 2001 that is not directly tied to a specific development shall require approval through the site review process.
- (5) **Parking Areas in C-3.** The maximum number of surface parking spaces on a development site shall be 20. Up to 20 additional surface parking spaces may be created if all on-site parking is accessed via an alley and no vehicle access from any street right-of-way (i.e. no access connection) is allowed. All parking spaces in excess of these limits shall be in structured parking.
- (6) **Residential Use Limitation in C-1 and C-2.**
  - (a) All residential dwellings in the C-1 zone and one and two-family dwellings in the C-2 zone are allowed if the ground floor of the structure is used for commercial or non-residential purposes according to Table 9.2161 Commercial Uses Requirements in Mixed-Use Residential Developments.
  - (b) For lots zoned C-1 within the S-JW Jefferson Westside Special Area Zone boundaries as shown on Figure 9.3605, the maximum number of dwellings per lot is specified at EC 9.3625(8) and 9.3626(1).

In C-2, this requirement applies ONLY to single-family and duplex dwelling types.

<b>Table 9.2161 Commercial Uses Requirements in Mixed-Use Residential Developments</b>		
	<b>C-1</b>	<b>C-2</b>
<b>Commercial Uses Requirements in Mixed-Use Residential Developments</b>		
<b>Minimum Percent of Building Street Frontage in Commercial Use.</b> Building street frontage shall be measured along the length of the building at the ground level within the maximum front yard setback. As used herein, "commercial" includes any non-residential use occupying a space at least 15 feet deep from the street facade of the building, excluding parking areas and garages.	80%	60%
<b>Minimum Percent of Ground Floor Area in Commercial Use.</b>	80%	20%

- (7) **Residential Use Limitation in C-3.** Within the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, a structure may include one- and two-family dwellings if 80 percent of the ground floor of the structure is used for commercial or non-residential purposes.
- (8) **Broadcasting Studios, Commercial and Public Education Allowance in GO.** Any number of receiving antennas, and up to 1 station-to-station transmitter-link antenna not to exceed 10 watts are permitted in the GO zone.
- (9) Permitted in the Commercial zone, subject to the PRO zone use limitations and standards in Table 9.2630, EC 9.2631 and EC 9.2640.

*(Section 9.2161, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20285, enacted March 10, 2003, effective April 9, 2003; Ordinance No. 20299, enacted October 22, 2003, effective November 21, 2003, remanded on February 25, 2005 and provisions administratively removed on April 11, 2005; amended by Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006; Ordinance No. 20412, enacted July 14, 2008, effective August 16, 2008; Ordinance No. 20449, enacted December 14, 2009, effective January 16, 2010; Ordinance No. 20514, enacted July 22, 2013, effective August 24, 2013; and Ordinance No. 20528 enacted May 14, 2014, effective June 23, 2014.)*