

CHAPTER 16.05
COMMERCIAL OFFICE - CO ZONE

Section	Title	Page
16.05.000	Purpose	1
16.05.010	Uses	1
16.05.030	Prohibited Uses	2
16.05.100	Development Standards	2
16.05.110	Height	2
16.05.120	Lot Area and Dimensions	3
16.05.130	Front Yards and Yards Adjacent to Streets	3
16.05.140	Interior Side and Rear Yards	3
16.05.200	Landscaping	3
16.05.270	Storage	4
16.05.300	Reference to Additional Standards	4

* Terms defined in Chapter 16.49 MCC.

16.05.000 PURPOSE. The purpose of the CO (commercial office) zone is to provide areas suitable for professional and general commercial offices, membership organizations, similar low intensity, non-retail commercial services and medium density residential accommodations. The commercial office zone is appropriate in those areas designated commercial in the applicable urban area comprehensive plan and as a transition between residential and more intensive commercial areas.

16.05.010 USES.

- A. The following uses, when developed under the applicable development standards in this title, are permitted in the CO zone:
1. One dwelling unit* or lodging room* in conjunction with a commercial use.
 2. Duplex*, multiple family dwellings*.
 3. Travel agency. SIC 4724.
 4. Telephone/telegraph communication and radio and television broadcasting, cable television services. SIC 481, 482, 483, 484 except transmission towers*.
 5. News dealers and newsstands. SIC 5994.
 6. Finance, insurance and real estate. SIC 60, 61, 62, 63, 64, 65, 66, 67.
 7. Rooming and boarding houses*. SIC 702
 8. Organization hotels and lodging houses on membership basis. SIC 704.
 9. Landscape counseling and planning. SIC 0781.
 10. Photography studios, beauty and barber shops. SIC 722, 723, 724.
 11. Consumer credit reporting agencies, mercantile reporting agencies and adjustment and collection agencies. SIC 732.
 12. Direct mail advertising services. SIC 7331.
 13. Photo copying and duplicating services. SIC 7334.
 14. Secretarial and court reporting services. SIC 7338.
 15. Personnel supply services. SIC 736.
 16. Computer programming, data processing, and other computer related services. SIC 737.
 17. Miscellaneous business services. SIC 738 except SIC 7384 photofinishing laboratories and SIC 7389 Business services not already classified.
 18. Health services. SIC 80 except SIC 806 hospitals, and SIC 805 nursing and personal care facilities.
 19. Legal services. SIC 81.

20. Elementary and secondary schools. SIC 8211.
21. Vocational schools. SIC 824.
22. Schools and educational services, not elsewhere classified. SIC 829.
23. Individual and family services. SIC 832.
24. Social services, not elsewhere classified. SIC 839.
25. Engineering, accounting, research management, and related services. SIC 87.
26. Executive offices. SIC 911.
27. Executive and legislative combined. SIC 913.
28. Legal counsel and prosecution. SIC 9222.
29. Finance, taxation, and monetary policy. SIC 93.
30. Administration of human resources programs. SIC 94.
31. Administration of environmental quality and housing programs. SIC 95.
32. Administration of economic programs. SIC 96.
33. National security and international affairs. SIC 97.
34. Public parks and playgrounds.
35. Public buildings and structures such as libraries, fire stations and public utility facilities*.
36. Residential facility*.
37. Child care home* or facility*.
38. Child foster home*.
39. The following uses subject to the special standards in Chapter 16.26 MCC:
 - a. Funeral service and crematories. SIC 726 (see MCC 16.26.440).
 - b. Zero side yard dwellings* (see MCC 16.26.080).
 - c. Public golf course. SIC 7992 and membership recreation clubs. SIC 7997 (see MCC 16.26.320).
 - d. Nursing care facility* (see MCC 16.26.240).
 - e. Bed and breakfast establishments (see MCC 16.26.260).
 - f. Veterinary services. SIC 074 (see MCC 16.26.420).
 - g. Mixed use buildings (see MCC 16.26.460).
 - h. Religious organizations* and membership organizations SIC 86. (see MCC 16.26.600).
 - i. Eating places. SIC 5812 except mobile food vendors located within the Woodburn urban growth boundary and the Salem/Keizer urban growth boundary (see MCC 16.26.560).
 - j. Automotive parking. SIC 7521 (see MCC 16.26.580).
 - k. Mobile food vendor* (see MCC 16.26.570).
40. Uses permitted in Chapter 16.25 MCC.
41. Signs subject to Chapter 16.31 MCC.

16.05.030 PROHIBITED USES. Within a CO zone no building, structure, vehicle or land shall be used, erected, structurally altered, or enlarged for any use not permitted under MCC 16.05.010.

16.05.100 DEVELOPMENT STANDARDS. The standards and regulations in this chapter and the additional standards and regulations referenced in Chapters 16.24 and 16.26 through 16.34 MCC apply to all lots, structures and uses unless indicated otherwise. No structure or use shall be approved until all requirements in this chapter have been satisfied.

The provisions of this chapter are complementary and supplementary to other provisions of this title. In the event of a conflict between a provision of this chapter and a more restrictive provision of this title applicable to a particular lot, structure or use, the more restrictive provision shall apply.

16.05.110 HEIGHT. Within a CO zone:

- A. Single-family and duplex structures shall not exceed 35 feet in height.

- B. All buildings with three or more dwelling units or guest rooms shall not exceed 50 feet in height.
- C. All other buildings and structures: 70 feet provided required setbacks shall be increased one foot for every foot the structure height exceeds 35 feet.
- D. Structures exempt from these height requirements are identified in Chapter 16.20 MCC and structures with specified height requirements are identified in Chapter 16.23 MCC.

16.05.120 LOT AREA AND DIMENSIONS. Within a CO zone:

- A. Lot Area Duplexes: Duplexes shall occupy lots of at least 6,000 square feet. (See Chapter 16.27 MCC for density limitations).
- B. Lot Area, Multifamily Dwellings: All multiple-family uses shall occupy lots of at least 6,000 square feet. One dwelling unit per 1,500 square feet of net lot area is allowed. (See Chapter 16.27 MCC for density limitations).
- C. Lot Area, Other Uses: All other uses shall occupy lots of at least 6,000 square feet.
- D. Lot Dimensions: The lot width shall be at least 40 feet, and the lot depth shall be at least 70 feet.

16.05.130 FRONT YARDS AND YARDS ABUTTING STREETS. Within a CO zone:

- A. Along the full extent of each front lot line, lot line abutting a street right-of-way, there shall be a required yard 12 feet in depth provided, however, that garages or carports having a vehicle entrance facing a street shall be setback at least 20 feet from the street right-of-way line.
- B. Notwithstanding the provisions of subsection (A) of this section, there shall be a required yard of 20 feet from the right-of-way of a designated arterial or collector street.
- D. Setbacks for accessory structures shall be the same as for main buildings except for accessory structures serving dwellings which are subject to the requirements of Chapter 16.27 MCC.
- D. Special setbacks, in addition to those in this section, are established in MCC 16.27.200.

16.05.140 INTERIOR SIDE AND REAR YARDS. Within a CO zone the following yards shall be provided:

- A. Five feet for any portion of a building not more than 15 feet in height.
- B. Ten feet for any portion of a building over 15 feet in height.
- C. For zero side yard dwellings see MCC 16.26.080.
- D. Notwithstanding the provisions of subsections (A) and (B) of this section, where a rear lot line is the boundary of an alley, a building or structure may be built with walls on the property line.
- E. Setbacks for accessory structures shall be the same as for primary buildings under this section, except that setbacks for accessory structures serving dwelling units shall be as provided in Chapter 16.27 MCC.

16.05.200 LANDSCAPING. Within a CO zone:

- A. All portions of required yards lying between a street and the structure or between the street and any sight-obscuring fence, wall or hedge located within the required yard shall be landscaped.

- B. Landscaping shall be provided in any yard abutting a residential zone and in any required interior or side yard.
- C. A landscaped area at least five feet wide shall be provided between any parking or loading spaces or driveway, and a lot in a residential zone, or a street or roadway.
- D. All required landscape areas shall be landscaped as provided in Chapter 16.29 MCC.

16.05.250 STORAGE. Within a CO zone outdoor storage of materials and equipment is prohibited except in conjunction with residential uses where the storage shall be screened from view from the street and adjacent properties by a sight-obscuring fence, wall or hedge.

16.05.300 INFORMATIONAL REFERENCE TO ADDITIONAL STANDARDS. Additional use and development standards may be found in the following chapters:

Floodplain Overlay Zone	Chapter 16.19 MCC
Greenway Overlay Zone	Chapter 16.20 MCC
Airport Overlay Zone	Chapter 16.21 MCC
Geologically Hazardous Overlay Zone	Chapter 16.24 MCC
Planned Developments	Chapter 16.26 MCC
Mobile Home Parks	Chapter 16.26 MCC
General Development Standards and Regulations	Chapter 16.27 MCC
Development Standards for Secondary, Accessory and Temporary Structures	Chapter 16.28 MCC
Landscaping	Chapter 16.29 MCC
Off-Street Parking and Loading	Chapter 16.30 MCC
Subdivision and Partition Requirements	Chapter 16.33 MCC