



2.110 COMMERCIAL MIXED USE (CM)

2.110.01 Purpose

The Commercial Mixed Use (CM) zone is the primary commercial zone within the City. The zone is specifically designed to promote development that combines commercial and residential uses. This zone will support transit use, provide new housing opportunities while allowing a full range of commercial retail, service and office uses. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses. Clusters of residential and commercial uses around landscaping features or parking areas can occur and are encouraged. The Commercial Mixed Use zone is suitable for the Commercial Plan designation.

2.110.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Zoning Ordinance, are permitted in the CM zone:

- A. **One or more buildings with one or more dwelling units** or guest rooms, and/or, one or more other uses allowed in this section on a lot.
- B. **Residential homes** and facilities.
- C. **Day care facility** for 17 or more children consistent with state regulations, including Family day care provider for 16 or fewer children consistent with state regulations.
- D. **Public parks, playgrounds, community clubs** including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- E. **Landscape** counseling and planning (0781).
- F. **Offices** for any use listed in SIC Division C - Construction.
- G. **Commercial printing** (275).

- H. **Transportation, Communication and Utilities.**
 - 1. **Public utility** structures and buildings.
 - 2. **Post office** (43).
 - 3. **Travel agency** (4722).
 - 4. **Communications** (48).

- I. **Retail Trade.**
 - 1. **Building materials, hardware, retail nurseries, and garden supply** (52), BUT EXCLUDING mobile home dealers (527).
 - 2. **General merchandise stores** (53).
 - 3. **Food stores** (54).
 - 4. **Automobile, recreational vehicle or trailer sales** (55), BUT EXCLUDING gasoline service stations (554).
 - 5. **Apparel and accessory** stores (56).
 - 7. **Furniture, home furnishings, and equipment** stores (57).
 - 8. **Eating and drinking places** (58) except as provided in Section 2.110.05, below.
 - 9. **Miscellaneous retail** (59), BUT EXCLUDING fuel and ice dealers (598).
 - 10. **Electrical and lighting shops and office machines and equipment** stores.

- J. **Business, Professional and Social Services.**
 - 1. **Finance, insurance and real estate** (60, 61, 62, 63, 64, 65, 67).
 - 2. **Hotels, motels and tourist courts** (701).
 - 3. **Organization hotels and lodging houses** on membership basis (704).
 - 4. **Personal services** (72) BUT EXCLUDING industrial launderers (7218).
 - 5. **Business services** (73) BUT EXCLUDING disinfecting and exterminating services (7342).
 - 6. **Parking lots** (7523) except as provided in Section 2.110.05, below.

7. **Miscellaneous repair services** (76).
 8. **Motion pictures** (78), BUT EXCLUDING drive-ins (7838).
 9. **Amusement and recreation** (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996).
 10. **Health services** (80), BUT EXCLUDING hospitals (806).
 11. **Legal services** (81).
 12. **Elementary and secondary schools** (8211).
 13. **Correspondence schools and vocational schools** (824).
 14. **Schools and educational services** not elsewhere classified (829).
 15. **Social services** (83).
 16. **Museums, art galleries, botanical and zoological gardens** (84).
 17. **Membership organizations** (86).
 18. **Miscellaneous services** (89).
 19. **Pet Grooming**
- K. **Public Administration** (91 - 97).
- L. **Child foster home** for five or fewer children as a secondary use.

2.110.03 Special Permitted Uses

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the CM zone:

- A. **Partitions**, subject to the provisions in Section 2.310.
- B. **Subdivision**, subject to the provisions in Section 2.310.
- C. **Planned unit development**, subject to the provisions in Section 2.311.
- D. **Accessory structures and uses** prescribed in Section 2.203.
- E. **Transit Facilities** (Section 2.305).
- F. The following **special uses** subject to the applicable standards in Section 2.4:
 1. **Shared housing facilities** (Section 2.403).

2. **Zero side yard dwelling units** (Section 2.404).
3. **Home occupations** (Section 2.407).
4. **Bed and breakfast establishments** (Section 2.408).
5. **Residential sales offices** (Section 2.409).
6. **Public golf course** (7992) or membership recreation club having golf course (7997) (Section 2.410).
7. **Boat and RV storage area** (Section 2.411) except as provided in Section 2.110.05, below.
8. **House of Worship** (Section 2.423).
9. **Recreational vehicle storage space** (Section 2.413) except as provided in Section 2.110.05, below.
10. **Veterinary services** (074) (Section 2.414).
11. **Funeral service and crematories** (726) (Section 2.415).
12. **Used Merchandise Store** (Section 2.417)
13. **Adult entertainment business** (Section 2.418).
14. **Service stations** (554) (Section 2.419) except as provided in Section 2.110.05, below.
15. **Recreational vehicle parks** (7033) (Section 2.412) except as provided in Section 2.110.05, below.
16. **Automobile services** (75) (Section 2.420) except as provided in Section 2.110.05, below.
17. **Manufacturing and Assembly Facilities** (Section 2.421).
18. **Wireless Telecommunications Facilities** (Section 2.427).
19. **Medical Marijuana Facilities** (Section 2.433)
20. **Marijuana Retailer** (Section 2.433)
21. **Mobile Food Vendor** (Section 2.434)

2.110.04 Conditional Uses

The following uses may be permitted subject to obtaining a conditional use permit:

- A. **Craft Industries**, subject to the provisions in Section 2.421.
- B. **Transit Station** (Section 2.429).
- C. **Gasoline service stations** (554) located in the Chemawa/River Rd restriction area described in Section 2.110.05.C. subject to the following requirements :
 - 1. May only sell fuel related products such as gasoline and oil, and non-fuel-related products typically for sale in the primary Food Store use. The building containing the non-fuel related sales shall not exceed a total of 900 square feet, and the sales floor area portion shall not exceed 450 square feet. No service or repair functions are allowed.
 - 2. Subject to the provisions in Section 2.419.
 - 3. Must be accessory to a **Food store (54)** use. The primary Food Store use must be a minimum of 15,000 square feet in area.
 - 4. Must be setback more than 100 feet from adjacent public streets, and must provide pedestrian oriented amenities on the entire site.
 - 5. Must provide screening and buffering to adjacent residential uses, and must mitigate the aesthetic impacts of on-site stacking and queuing visible from any public right of way or adjacent properties.
 - 6. Employ access management and control standards as appropriate to eliminate and/or reduce conflicts.
 - 7. Comply with all applicable requirements and standards, including, but not limited to KDC 2.301.04 (Traffic Impact Analysis) and all mitigations required by such section. Traffic analysis must address the operational needs of the Keizer Fire District.

2.110.05 Use Restrictions

No permitted or special permitted use shall in any way involve any of the following:

- A. Farm Use.
- B. The rendering, processing, or cleaning of animals, fish, seafoods, fowl, poultry, fruits, vegetables, or dairy products for wholesale use.
- C. The following uses are prohibited from any property fronting on River Road or Chemawa Road in the following area: the west side of River Road between 5119 River Road on the north and Janet Avenue extended on the south; the east side of River Road between Claggett Street on the north and James Avenue on the south; and either side of Chemawa Road between Elizabeth Street on the west and Bailey Road on the east; and (2) Any property contained within the Area B as described in the Keizer Station Plan. This prohibition does not apply to any business facility, legally established as of the date of the adoption of this Ordinance, which as of that date has drive-through window facilities.
 - 1. **Gasoline service stations (554)** except as provided in Section 2.110.04.C.
 - 2. **Drive-Through windows or car service associated with eating and drinking places (58).**
 - 3. **Vehicle sales and secondary repair.**
 - 4. **Public utility structures and buildings.**
 - 5. **Recreational vehicle parks (7033).**
 - 6. **Automobile parking not associated with an allowed use (752).**
 - 7. **Automotive Dealers (55).**
 - 8. **Automotive rental and leasing, without drivers (751).**
 - 9. **Automotive repair shops (753).**
 - 10. **Automotive services, except repair (754).**
 - 11. **Utilities - secondary truck parking and material storage yard.**
- D. A limitation of the total floor area of specified uses applies to all of Area B – Retail Service Center of the Keizer Station Plan. A maximum total floor area shall apply to the uses identified in Sections 2.110.02 (I) and 2.110.03 (E) (12) – (14). This maximum floor area is set forth in the Keizer Station Plan, however this maximum floor area may change as part of an approved master plan or amended master plan.

2.110.06 Dimensional Standards

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Single Family	Duplex or Multi-Family	Commercial	Mixed Use
Lot Size	4,000 sq. ft. (1)	6,000 sq. ft. (2)	None (3)	None (3)
Average Width	40 feet	50 feet	None	None
Average Depth	70 feet	80 feet	None	None
Maximum Height	35 feet	50 feet	50 feet	50 feet

- (1) *A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet.*
- (2) *Multi-family development must comply with the density standard in Section 2.110.07.*
- (3) *Parcel size shall be adequate to contain all structures within the required yard setbacks and, where applicable, comply with residential density standards in Section 2.110.07.*

B. Minimum Yard Setback Requirements

SETBACKS	Single Family or Duplex	Multi-Family	Commercial	Mixed Use
Front	10 feet	10 feet	10 feet	10 feet
Side	5 feet (1)	(3)	(3)	(3)
Rear	(2)	(3)	(3)	(3)
Street-side (4)	10 feet	10 feet	10 feet	10 feet
Garage entrance (5)	20 feet (5)	20 feet (5)	20 feet (5)	20 feet (5)

- (1) *Zero side yard dwelling units are subject to the setback provisions in Section 2.404.*
- (2) *The rear yard setback shall be as follows: 14 feet for a 1-story home, 20 feet for a 2-story home.*
- (3) *The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. For the CM zone, the rear yard setback is 0 feet.*
- (4) *Setbacks are measured from property lines, not easement lines. However, no structure shall be placed any closer than five feet from the edge of an access easement or 20 feet from the right-of-way of an arterial or collector street.*
- (5) *The garage entrance setback shall be measured from the property line or edge of private access easement to the entrance of the garage. The*

centerline of the driveway shall be measured if the driveway to the garage entrance is not perpendicular to the property line or private access easement. In no case shall a garage be set back less than the minimum front, side, and rear setbacks.

2.110.07 Development Standards

All development in the CM Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements. If a conflict exists with a specific standard found in this section and a standard found elsewhere in this Ordinance, the standard in this section shall govern.

- A. Off-street parking:
1. Parking shall be as specified in Section 2.303. In the event that on-street parking is provided, on-street parking that abuts the property can be used to meet the standard.
 2. No off-street parking is required for uses above the ground floor.
 3. The off-street parking requirement for residential uses is one space per unit.
 4. If mixed uses on the ground floor exhibit peak parking demand at different times, the resulting parking requirement is limited to the number of spaces generated at the highest combined peak demand at any one particular time. (For example, if there is a movie theater exhibiting peak parking demand between 7:00 and 10:00 PM with a total requirement of 100 spaces, and a pet store exhibiting peak demand between 1:00 and 5:00 PM with a requirement of 50 spaces, the total requirement for the building would be 100 spaces.)
- B. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Section 2.310.
- C. Yards and Lots. Yards and lots shall conform to the standards of Section 2.312.
- D. Signs. Signs shall conform to the requirements of Section 2.308.
- E. Accessory Structures: Accessory structures shall conform to requirements in Section 2.313.
- F. Storage, Trash, and Service Functions: Storage areas, trash, recycling, utilities and other service functions shall be located within the main structure if possible. If any of the above functions are located outside the main structure, the area containing the function must be screened with a solid, durable structure that is architecturally related to the building.
- G. Landscaping-General: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 2.309.
1. The minimum landscaped area requirements shall be as follows:

Commercial development:	10%
Mixed commercial and residential development:	15%
Residential development:	20%

2. Properties located within Area B as defined in the Keizer Station Plan shall have a 20-foot landscape buffer along all property lines adjacent to any residential zone. Landscape and buffer requirements shall be met as defined in the Keizer Station Plan.

H. Landscaping-Parking Lots: One tree shall be provided for every eight parking spaces in parking lots. The trees shall be dispersed throughout the parking lot in minimum four by four foot planters located between parking spaces.

I. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

	<u>Max.</u>	<u>Min</u>
Commercial development:	90%	50%
Mixed commercial and residential development:	85%	50%
Residential development:	80%	50%

J. Density: The maximum residential density shall be 24 units per acre and minimum residential density shall be 8 units per acre. Developments limited exclusively to residential uses and containing less than 8 dwelling units per acre are allowed if they comply with the following:

1. No more than 50% of the property shall be occupied. The occupied area shall include all buildings, accessory structures, driveways, parking and required landscaping.
2. The remaining undeveloped portion of the property shall be in one contiguous piece. Access to a public street, in conformance with Ordinance requirements, shall be available. The undeveloped portion shall have sufficient width and depth to be developed for additional residential, or commercial, uses.

2.110.08 Design Standards

All development in the CM Zone shall comply with the applicable design standards described below:

A. Building Design Standards. Primary buildings shall comply with the following design standards:

1. Design Standards - Unless specifically modified by provisions in this Section, buildings located within the CM zone shall comply with the following standards:

a. Single family homes shall comply with the design standards in Section 2.314.

b. Multi-family buildings and non-residential structures shall comply with the provisions in Section 2.315 – Development Standards.