Section 4.131.05. PDC-TC (Town Center Commercial) Zone

(.01) **Purpose:** The purpose of this zoning is to permit and encourage a Town Center, adhering to planned commercial and planned development concepts, including provision for commercial services, sales of goods and wares, business and professional offices, department stores, shopping centers and other customer-oriented uses to meet the needs of the Wilsonville community as well as to meet the general shopping and service needs on an area-wide basis, together with such multiple family residential facilities, open space, recreational and park areas, and public uses facilities as may be approved as part of the Town Center compatible with the Comprehensive Plan of the City.

(.02) **Examples of uses that are typically permitted:**

A. Retail sales.

B. Planned development permitted commercial uses, including department stores and shopping centers.

C. Banking and investment services.

D. Public facilities complex, Governmental offices, and facilities, hospitals, health centers and office complex for the furnishing of professional services, including but not restricted to medical, legal, architectural and engineering.

E. Planned multiple-dwelling facilities, including motels, apartments and condominiums as may be approved by the Development Review Board.

F. Such other and further uses as may be approved by the Development Review Board compatible with the Comprehensive Plan.

(.03) **Examples of uses that are typically recommended:**

A. Central Commercial:
   - Department Stores
   - Florist Shop
   - Interior Decorating or design Shops
   - Retail Stores
   - Banks, Loan Companies, other Financial Institutions
   - Bicycle sales and service
   - Bird Store, Pet Shop or Taxidermist
   - Blueprinting, Photostatting, other Reproduction Process
   - Business Machines, retail sales & service
   - Car wash (automatic)
   - Cleaning and Pressing Establishments
   - Coffee shops
   - Commercial Schools, such as business colleges, music conservatories, trade schools, preschools
   - Custom Tailoring, Dressmaking or Millinery Shop
   - Day care for adults or children
   - Dentists or medical offices
   - Dry cleaning or laundries
Section 4.131.05. PDC-TC (Town Center Commercial) Zone

Electronics, retail sales and service
Employment agencies
Entertainment
Film Exchange
Furniture Store
Gunsmith or Locksmith
Household Machines, retail sales & service
Insurance agents
Investment, real estate and law offices
Jewelry store, watch and clock repair shops
Locksmiths, security systems
Office supplies
Photography and photo processing
Restaurants
Theaters, cinemas
Travel agencies
Title companies
Other uses similar in character of predominately retail or service establishments dealing directly with ultimate customers.

B. Service Commercial:
   Building Materials, retail outlet only
   Cabinet or Carpenter Shop
   Car wash, automatic
   Feed Store, retail only
   Fuels, Solid, retail outlet only
   Furniture Store
   Upholstering Shop
   Automobile Service Station
   Bicycle, Motorcycle,
   Trailer (other than house and truck trailers) retail sales, service, rental, if located in a fully enclosed building
   Garage, Parking or Repair
   Oilery (commercial oil change or quick-lube operations for cars)
   Retail sales and service of New Automobiles and Trucks, if not more than one and one-half (1 1/2) tons capacity, and if located in a fully enclosed building
   Tire sales and service
   Self-service car wash
   Building contractors and related subcontractors
   Glass repair shop
   Self-service laundry
   Rental equipment companies
   Studios:
   * Dance;
   * Photography;
   * Artists;
   * Craft;
   * Other.
C. Food and Sundries:
  Bakery, retail
  Banks, loan companies, other financial institutes
  Barber Shop
  Beauty Parlor, Nail salon
  Bicycle, retail sales & service
  Bookstores
  Clothes Cleaning Pick-up Agencies
  Clothes Pressing Establishment
  Coffee shop
  Confectionery
  Custom Dressmaking
  Dance or martial arts studio
  Delicatessen
  Dentist, medical and eye clinics, including drug testing and labs
  DMV (Department of Motor Vehicles office)
  Drug Store
  Dry Goods Store
  Electronics, retail sales & service
  Florist Shop
  Frame shop
  Furniture stores
  Gifts, stationery, card, party supplies
  Grocers, Fruit or Vegetable Store
  Hardware Store
  Health club, gym, personal trainer, tanning salon
  Insurance agencies
  Jewelry store, watch and clock repair shops
  Internet, sales & service
  Investment, real estate and law offices
  Locksmiths, security systems
  Mail, shipping and photocopying
  Meat Market
  Music, sales & service, including lessons
  Nail Salon
  Notions or Variety Store
  Office supplies
  Pet shop, bird store
  Photography, photo processing and film exchange
  Printing, blueprinting, other reproduction processes
  Restaurants
  Shoe Repair Shop
  Tanning Salon
  Telecommunication, sales & service
  Temporary employment and placement agencies
  Title companies
  Travel agencies
  Video, retail and rental
  Other uses in character of neighborhood food and services

[Section 4.131.05(.03)(C.) amended by Ordinance No. 538, 2/21/02.]
D. Fast Food Service:
   Free-standing fast food take-out type restaurant, with the uses being limited to
   that type of food service establishment catering to a take-out trade.

E. Office Professional and General Office:
   Accountants
   Architects
   Artists
   Attorneys
   Authors and Writers
   Banks and financial institutions
   Collection agencies
   Computer company, excluding manufacturing
   Dentists
   Designers
   Engineers
   Government offices
   Insurance agencies
   Investment Counselors
   Landscape Architects
   Management Consultants
   Marketing firms
   Ministers
   Nonprofit organizations, “storefronts”
   Physicians & Surgeons
   Psychiatrists & Psychologists
   Real estate or rental agencies
   Secretarial services
   Software Design
   Temporary employment and placement agencies
   Travel agencies
   Title companies
   Other professional and general office user

(.04) Accessory uses that are typically permitted:
   A. Any accessory use and structure not otherwise prohibited customarily accessory
      and incidental to any permitted principal use.
   B. Temporary buildings and uses incidental to the development of principal
      facilities, such temporary structures to be removed upon completion of the work
      or abandonment of the project. In no case shall such buildings remain on the
      premises longer than ten (10) days after the receipt of a Certificate of Occupancy
      or the expiration of construction permits.

(.05) Procedures, Regulations and Restrictions: The procedures, regulations and
      restrictions applicable to the Town Center District shall conform to those set forth in
      Section 4.140 of this Code as the Development Review Board may deem necessary to
      achieve the purposes of the zone.

(.06) The Town Center District consists of all those certain lands in the East Half (E1/2) of
      Section 14 and the West Half (W1/2) of Section 13, Township 3 South, Range I West,
Section 4.133.00. Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone

Willamette Meridian, Clackamas County, Oregon. More particularly, those properties within the above-described area that are designated as Commercial on the land use map of the Wilsonville Comprehensive Plan.

(.07) **Block and access standards:**
The PDC-TC shall be subject to the same block and access standards as the remainder of the PDC zone.

**Section 4.133.00. Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone**

**Section 4.133.01. Purpose**
The purpose of the IAMP Overlay Zone is the long-range preservation of operational efficiency and safety of the Wilsonville Road Interchange, which provides access from and to Interstate 5 for residents and businesses in south Wilsonville. The Wilsonville Road Interchange is a vital transportation link for regional travel and freight movement and provides connectivity between the east and west side of the community. Preserving capacity and ensuring safety of this interchange and the transportation system in its vicinity is essential to existing businesses and residents in the southern parts of the city and to the continued economic and community growth and development in the vicinity of Wilsonville Road and the interchange.

**Section 4.133.02. Where These Regulations Apply**
The provisions of this Section shall apply to land use applications subject to Section 4.004, Development Permit Required, for parcels wholly or partially within the IAMP Overlay Zone, as shown on Figure I-1. Any conflict between the standards of the IAMP Overlay Zone and those contained within other chapters of the Development Code shall be resolved in favor of the Overlay Zone.