Section 4.131.  PDC - Planned Development Commercial Zone.
The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.01) The following shall apply to any PDC zone:

A. Uses that are typically permitted:
   1. Retail business, goods and sales.
   2. Wholesale showrooms.
   3. Offices and clinics.
   4. Service establishments.
   5. Any use allowed in a PDR Zone or PDI Zone, provided the majority of the total ground floor area is commercial, or any other commercial uses provided that any such use is compatible with the surrounding uses and is planned and developed in a manner consistent with the purposes and objectives of Section 4.140. However, the uses listed as prohibited below shall not be permitted.
   6. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses.
   7. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
   8. Churches.
   9. Those uses that are listed as typically permitted in Section 4.131.05(.03), as well as the following additional uses when conducted entirely within enclosed buildings:
      a. Automotive machine shops
      b. Automotive detail shops
      c. Repair shops for:
         i. electronics;
         ii. boats;
         iii. appliances;
         iv. light equipment;
         v. yard equipment;
         vi. other related types of repair shops.
      d. Fabrication shops including:
         i. cabinets;
         ii. sheet metal;
         iii. counter tops;
         iv. closet systems;
         v. other related types of work.
e. Marine equipment – supply and repair

(.02) Prohibited uses.

A. No body/fender repair shops shall be permitted unless all operations are
conducted entirely within enclosed buildings and meet the performance
standards of Section 4.135(.05). The storage and parking of damaged vehicles
shall be screened to assure that they are not visible off-site.

B. No used car sales shall be permitted, except in conjunction with new car
dealerships within enclosed buildings.

C. No wrecking yards shall be permitted.

D. Retail operations south of Boeckman Road and having more than 50,000 square
feet of ground floor building area shall only be permitted where it is
demonstrated to the satisfaction of the Development Review Board that the
following standards will be met. For purposes of these standards, service
activities, offices, and other non-retail commercial ventures shall not be
considered to be “retail operations.”

1. That the majority of the customers for the proposed use can reasonably be
expected to come from no further than five (5) miles from the proposed
development site; and

2. That the site design, architecture, landscaping, and pedestrian amenities are
compatible with the surrounding neighborhood.

E. Any use that violates the performance standards of Section 4.135(.05), other
than 4.135(.05)(M.)(3.).

(.03) Block and access standards:

1. The Development Review Board shall determine appropriate conditions of
approval to assure that adequate connectivity results for pedestrians,
bicyclists, and motor vehicle drivers. Consideration shall be given to the use
of public transit as a means of meeting access needs.

2. Where a residential development, or mixed-use development including
residential development, is proposed in a PDC zone, the Development
Review Board shall assure that adequate connectivity is provided meeting
the standards of Metro’s Urban Growth Management Functional Plan.

3. Where a residential development, or mixed-use development including
residential development, is proposed in a PDC zone, and the application
includes a land division, the following standards shall be applied:

a. Maximum spacing between streets for local access: 530 feet, unless
waived by the Development Review Board upon finding that barriers such
as railroads, freeways, existing buildings, topographic variations, or
designated Significant Resource Overlay Zone areas will prevent street
extensions meeting this standard. [Amended by Ordinance No. 538,
2/21/02.]
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b. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.
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
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,
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.