CITY OF NEWPORT
C-2/"TOURIST COMMERCIAL" ZONING DISTRICT USES

PERMITTED USES

Retail Sales & Service
Sales-oriented, general retail
(examples: consumer, home, & business goods including art, art supplies, bicycles, books, clothing, dry goods, electronic equipment, fabric, pharmaceuticals, plants, printed material, stationery & video; food; vehicle service (but not repair of vehicles).)

Entertainment
(examples: restaurants (sit-down & drive-thru); cafes; delicatessens; taverns & bars; hotels, motels & other temporary lodging (w/ avg. length of stay < 30 days); athletic, exercise & health clubs or gyms; bowling alleys, skating rinks, game arcades; pool halls; dance halls, studios & schools; theaters; indoor firing ranges; miniature golf facilities, golf courses & driving ranges.)

Parking Facility
(examples: short & long-term fee pkg. facilities; commercial district shared pkg. lots; commercial shuttle pkg.; park & ride lots.)

Basic Utilities & Roads
(examples: water & sewer pump stations; sewage disposal & conveyance systems; electrical substations; water towers & reservoirs; water quality & flow control devices; water conveyance systems; stormwater facilities & conveyance systems; telephone exchanges; suspended cable transportation systems; bus stops or turnarounds; local, collector & arterial roadways; highway maintenance.)

CONDITIONAL USES

Retail Sales & Service
Personal Services
(examples: bank branches; urgent medical care; laundromats; photographic studios; photocopy & blueprint svc.; printing, publishing & lithography; hair, tanning & personal care svc.; tax preparers, accountants, engineers, architects, real estate agents, legal, financial svc.; art studios; art, dance, music, martial arts & other recreational or cultural classes/schools; taxidermists; mortuaries;

(CONDITIONAL USES CONTINUED)

veterinarians; kennels (limited to boarding & training w/no breeding); animal grooming.)

Major Event Entertainment
(examples: fairgrounds; sports complexes; ball fields; exhibition & meeting areas; coliseums or stadiums; equestrian centers & animal arenas; outdoor amphitheater; theme or water parks.)

Waste & Recycling Related
(examples: sanitary landfills; limited-use landfills; waste composting; energy recovery plants; sewer treatment plants; portable sanitary collection equipment storage & pumping; hazardous waste collection sites.)

Utility, Road & Transit Corridors
(examples: highways; rail trunk & feeder lines; regional electrical transmission lines; regional gas & oil pipelines.

Community Service
(examples: churches; libraries; museums; senior centers; community centers; publicly-owned swimming pools; youth club facilities; hospices; police stations, fire & ambulance stations; drug & alcohol centers; social service facilities; mass shelters or short-term housing (when operated by a public or non-profit agency); soup kitchens; surplus food distribution centers.)

Daycare Facility
(examples: preschools, nursery schools, latch key programs (more than 12 children under age 13 outside their homes); adult daycare programs.)

Educational Institutions
Elementary & Secondary Schools
(examples: elementary, middle & high schools.)

Hospitals
(examples: hospitals & medical complexes that include hospitals or emergency care facilities.)

Within the Historic Nye Beach Design Review District, commercial uses in excess of 2,000 square feet of gross floor area are conditional uses.

(C-2 Uses)
PROHIBITED USES

Office
(examples: bank headquarters; data processing; government; public utilities; TV & radio studios; medical & dental clinics and labs; contractors.)

Retail Sales & Service
Sales-oriented, bulk retail
(examples: stores selling large consumer home & business goods including appliances, furniture, hardware, home improvements; sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light & medium trucks & other recreational vehicles.)

Repair-oriented
(examples: repair of TVs, bicycles, clocks, watches, shoes, guns, appliances & office equipment; photo or laundry drop-off; quick printing; recycling drop-off; tailor; locksmith; upholsterer.)

Vehicle Repair
(examples: vehicle repair; transmission or muffler shop; auto body shop; alignment shop; auto upholstery shop; auto detailing; tire sales & mounting.)

Self-Service Storage
(examples: single-story & multi-story facilities that provide individual storage areas for rent (aka mini warehouses.)

Contractors & Industrial Service
(examples: welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair, storage, salvage, or wrecking heavy machinery, metal, & building materials; towing & vehicle storage; auto & truck salvage & wrecking; heavy truck servicing & repair; tire re-treading or recapping; truck stops; building, heating, plumbing, or electrical contractors; printing, publishing & lithography; exterminators; recycling operations; janitorial & building maintenance svs.; fuel oil distributors; solid fuel yards; research & development labs; dry-docks & repair or dismantling of ships & barges; laundry, dry-cleaning & carpet cleaning plants; photofinishing labs.)

Manufacturing & Production
Light Manufacturing
(examples: light industrial uses that do not generate excessive noise, dust, vibration, or fumes including processing food & related products (where activities are wholly contained w/in a structure) such as

Warehouse, Freight Movement & Distribution
(examples: separate warehouses used by retail stores such as furniture & appliance stores; household moving & general freight storage; cold storage plants including frozen food lockers; storage of weapons & ammunition; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; stockpiling sand, gravel, or other aggregate materials.)

Wholesale Sales
(examples: sale or rental of machinery, equipment, heavy trucks, bldg. materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment & store fixtures; mail-order houses; wholesalers of food, clothing, auto parts, bldg. hardware & office supplies.

PROHIBITED USES CONTINUED)

(C-2 Uses)
Educational Institutions
- College & Universities
- Trade/Vocational Schools/Other
  (examples: universities, liberal arts colleges, community colleges, nursing & medical schools (not accessory to a hospital), seminaries, public & private daytime schools, boarding schools, military academies, trade/vocational schools.)

Courts, Jails & Detention Facilities
(examples: courts, prisons, jails, probation centers, juvenile detention homes.)

Mining
- Sand & Gravel
- Crushed Rock
- Non-Metallic Minerals
- All Others
  (examples: sand & gravel extraction; excavation of rock; mining of non-metallic minerals.)

Communication Facilities
(examples: broadcast towers, communication/cell towers, point-to-point microwave towers.)

➢ Within the Historic Nye Beach Design Review District, Recreational Vehicle Parks are prohibited.