

ARTICLE 19B

(CRC) Rural Community Commercial

SECTION 3.19B.000 Purpose

The Rural Community Commercial classification is intended to provide a variety of commercial uses which enhance a rural community's viability and livability. It is also intended to provide for development that results in rural employment opportunities. Commercial activities in this zone generally consist of uses which serve the community and surrounding rural area and the travel needs of people passing through the area.

SECTION 3.19B.050 Permitted Uses, Small Scale Low Impact

In the CRC zone, the following small scale low impact commercial uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 4,000 sq. ft. of floor space and are subject to the general provisions and exceptions set forth by this ordinance.

1. Business and/or professional office.
2. Medical and/or dental clinic.
3. Laundromat.
4. Retail sales of previously prepared products.

SECTION 3.19B.100 Permitted Uses, Generally

In the CRC zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Veterinary clinic.
2. Grocery store.
3. Antique, art, gift, handicraft, novelties or other similar stores and second hand stores if conducted wholly within an enclosed building.
4. Restaurant, café or delicatessen.
5. Sporting goods, retail.
6. Automobile service station and repair garages, provided that greasing and tire repairing are performed completely within an enclosed building.
7. Clubs or lodges, fraternal and religious associations.
8. Household goods, building materials (including retail sale of lumber products) and hardware stores.
9. Seed and garden supplies, agricultural supplies and machinery sales store.

10. Nurseries (landscape items).
11. Places of amusement: such as billiard parlors, taverns, bowling alleys, dance halls and games of skill and science.
12. Storage of personal property not used for commercial purposes.
13. Public and semi public buildings and uses, subject to the development standards of the PR classification.
14. Parks, playgrounds or community centers, subject to the development standards of the PR classification.
15. Single family residence in conjunction with a permitted use.
16. A dwelling above a commercial structure.
17. Retail stores and business uses similar to those listed as permitted uses in this Section.

SECTION 3.19B.150 Uses Permitted With Standards

In the CRC zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance:

1. Motels, subject to the following criteria:
 - a. New motels up to 35 units may be allowed if the community in which the motel is to be located is at least 10 miles from the urban growth boundary of any city adjacent to Interstate Highway 5, regardless of its proximity to any other urban growth boundary; and
 - b. New motels shall be served by a community sewer system, as that term is defined in OAR 660-22-010(2).
2. Mobile Home Parks, subject to the provisions of Article 51.
3. Recreational Vehicle Park, subject to provisions of Article 39.

SECTION 3.19B.200 Property Development Standards

1. **Area:**
 - a. No standard established, except that:
 - i. the building site shall be of sufficient size to accommodate on-site sewer and water systems, unless such systems are to be provided by a public provider or can be accessed by easement; and,
 - ii. for residential uses, the standards of the 1R zone shall apply.
2. **Coverage:** No more than 60% of the property shall be covered by

buildings and structures.

3. Setbacks:

- a. Front Yard: Front yards will not be required except setback for residential uses shall be 15 feet.
- b. Side yard: Except for residential uses, side yards will not be required. If side yards are created they shall be a minimum of 3 feet wide. Residential side yards shall be 5 feet from side property lines for interior properties and 10 feet from exterior side property lines for corner building sites.
- c. Rear Yard: No setback requirement when abutting a commercial or industrial designated parcel. When not abutting a commercial or industrial zone, no structure other than a fence or sign shall be located closer than 10 feet from the rear property line.
- d. Vision Clearance: Vision clearance on corner properties shall be at least 10 feet.
- e. Resource Land: Any development which has a yard area abutting a Goal 3 or Goal 4 resource zone shall have no structures other than a fence or sign located closer than 25 feet from the Goal 3 or Goal 4 designated land.

4. Height: Maximum height of any structure shall be 35 feet.

5. Signs:

- a. Signs for uses other than on-site commercial activity shall be limited to a total area of 50 sq. ft.
- b. Signs may be illuminated but shall not be flashing or blinking.
- c. The total sign area of all signs on the property shall be limited to ninety-six square feet.
- d. Signs shall be in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.

6. Parking: Off-street parking shall be provided in accordance with Article 35.

7. Access:

- a. Prior to construction, the applicant shall receive a road access permit from the Douglas County Public Works Department or the state Department of Transportation.
- b. Access improvements may be required for uses authorized in the CRC zone. Such improvements shall be directly related to the impact of the use on adjacent properties and vehicular movement.

8. **Resource Management Covenant:** If the parcel on which a new development is proposed is contiguous to a resource zone outside of the rural community, a nonexclusive resource management covenant shall be filed by the property owner with the County Clerk prior to development authorization. Such covenant shall specify that owners of adjacent and nearby resource land shall have: 1) the right to conduct forest operations consistent with the Forest Practices Act and Rules; 2) the right to conduct normal farming practices; and, 3) the right to extract aggregate or rock resources on their properties and that the owner (and subsequent owners) of the subject property waive all rights to object to legal resource management activities.