

Beaver Community Plan Tillamook County, Oregon

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Tillamook County Board of Commissioners

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Table of Contents

Executive Summary	3
Chapter 1: Planning Overview	4
1.1 The Planning Process.....	4
1.2 The Unincorporated Community Boundary.....	5
1.3 The Community Survey	5
1.4 Community Open House.....	6
Chapter 2: Community Profile.....	7
2.1 Historic Information	7
2.2 Community Form	7
2.3 Economics	7
2.4 Buildable Land	7
2.5 Public Facilities	8
Chapter 3: Community Goals and Policies.....	9
Goal 1: Beaver will be an attractive, safe and clean small town.	9
Goal 2: Beaver will have an appropriate level of public services.....	9
Goal 3: Beaver will be surrounded by outstanding, protected natural resources.	10
Goal 4: Beaver will have a thriving business district supported by local residents and travelers.	10
Chapter 4: Community Zoning	11
4.1 Zoning Overview	11
4.2 Constraints on Development	11
4.3 Public Services and Facilities.....	11
4.4 Development Patterns and Potential.....	11
Appendix A: Maps	12
Appendix B: Community Survey Results	13
Appendix C: Community Meeting Responses.....	14
Appendix D: Community Zoning	15

Executive Summary

Planning Overview

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. The Rural Communities Rule (OAR 660-22) requires planning for Unincorporated Communities. Beaver is classified as a Rural Community, one of twelve Unincorporated Communities in Tillamook County that meet the state's criteria. As part of its Periodic Review, The Tillamook County Department of Community Development has undertaken planning for each of these communities. Planning for four of the county's five Urban Unincorporated Communities and one Rural Community occurred first, in the late 1990's.

Planning for Beaver and the county's remaining Urban Unincorporated Community, five Rural Communities and one Rural Service Center began in 2000, with the adoption of Unincorporated Community Boundaries. In March and April of 2002, Community Development staff conducted a Community Survey by mail and held a Community Meeting in Beaver. The complete results of these community involvement measures are available in Appendices B and C.

Community Profile

The community of Beaver is located on the banks of Beaver Creek where it joins the Nestucca River, 7 miles inland from the Pacific Ocean. Beaver straddles the Oregon Coast Highway, U.S. Route 101, 13 miles south of Tillamook. The town is predominately residential, with a small commercial area in the center of town along the highway. Beaver's economy is based in the dairy, forestry, and tourism industries.

Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified four community goals for Beaver:

Goal 1: Beaver will be an attractive, safe and clean small town.

Goal 2: Beaver will have an appropriate level of public services.

Goal 3: Beaver will be surrounded by outstanding, protected natural resources.

Goal 4: Beaver will have a thriving business district supported by local residents and travelers.

Each goal is supported by several County policies.

Community Zoning

The community uses three different zoning designations. Community Single Family Residential (CSFR) is the residential zone, Community Commercial (CC) is the commercial zone, and Community Industrial (CI) is the industrial zone.

Chapter 1: Planning Overview

1.1 The Planning Process

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. A court decision ruled that Oregon counties had to plan for their unincorporated communities. The Oregon Land Conservation and Development Commission adopted the Rural Communities Rule (OAR 660-22) in 1994 in order to comply with the ruling of the court.

Tillamook County has identified twelve Unincorporated Communities that meet the state's criteria. Beaver has been classified as a Rural Community. The other communities identified in the county are:

Urban Unincorporated Communities:

- Barview-Watseco-Twin Rocks
- Neahkahnie
- Netarts
- Oceanside
- Pacific City

Rural Communities:

- Beaver**
- Cloverdale
- Hebo
- Idaville
- Neskowin
- Siskeyville

Rural Service Center:

- Mohler

The Tillamook County Department of Community Development has undertaken planning for each of these communities. The department has included these efforts as part of its periodic review tasks. Planning for four of the county's five Urban Unincorporated Communities and one Rural Community occurred first, in the late 1990's. Each community went through a separate planning process guided by a committee in each community. Planning for the county's remaining Urban Unincorporated Community, five Rural Communities and one Rural Service Center began in 2000. The planning processes involved in creating and adopting the Unincorporated Community Boundaries and Community Plans are detailed in the rest of this chapter.

1.2 The Unincorporated Community Boundary

The Unincorporated Community Boundaries for Beaver and several other Rural Communities were determined through a public process in 2000 and 2001. The County adopted the boundaries in 2001. Beaver's adopted Unincorporated Community Boundary contains 262 acres of land. Appendix A contains a map of the Unincorporated Community Boundary.

1.3 The Community Survey

In March and April of 2002, Community Development staff conducted a community survey. All registered property owners within the Unincorporated Community Boundary received a survey in the mail. The survey asked four questions of residents:

1. What do you feel is the most important issue facing Beaver?
2. What one thing would you like to change about Beaver in the next 20 years?
3. What is your favorite thing about Beaver?
4. What is your least favorite thing about Beaver?

76 surveys were mailed out to property owners and staff and community members distributed additional surveys. Six surveys were returned to Community Development. Appendix B contains the responses in detail. The most popular themes to come out of the surveys are summarized below:

What do you feel is the most important issue facing Beaver?

Several responses focused on the need to improve the appearance of the town and on the lack of a sewer system. Some responses were received that cited careful development, highway congestion, a lack of good jobs, and government interference.

What one thing would you like to change about Beaver in the next 20 years?

Respondents continued to focus on appearance, with responses asking for a community park, giving owners the ability to improve their property, and to instill pride of ownership at some properties. Other responses included improvements to Route 101, installation of a sewer system and keeping the school. One respondent asked for no changes.

What is your favorite thing about Beaver?

Many of the responses focused on the natural character of the surrounding area and small town atmosphere. One respondent cited a lack of government offices.

What is your least favorite thing about Beaver?

Several responses were transportation related, with highway congestion, speed and a lack of sidewalks specifically cited. One respondent called Beaver an "ugly town," and another noted its run down areas. Another response observed a lack of jobs.

1.4 Community Open House

On April 18, 2002, Community Development staff held an open house for the Beaver community to discuss the community plan. Staff held the open house at the Nestucca Valley Middle School in Beaver. Staff notified citizens of the open house through a mailing to all property owners within the Unincorporated Community Boundary along with a community survey (see section 1.2). Notice of the meeting was also placed in the Headlight-Herald newspaper. Over twenty people attended the meeting.

At the meeting, staff briefly introduced those present to the process, and solicited suggestions. A snow card technique was used to gather suggestions for changes in Beaver. Respondents were asked to write down what they most would like to change about Beaver in the next 20 years. Appendix C contains the responses in detail. A summary of the most popular themes to come out of the snow cards and ensuing discussion is below:

- Zoning & the Unincorporated Community Boundary
- Installation of a sewer system
- Providing community park space, with walk and bikeways.
- Increasing business opportunities
- Increasing residential development

Chapter 2: Community Profile

2.1 Historic Information

Members of the Killamook tribe originally inhabited the area where Beaver is located today. White settlement of the area began in the late 19th century. Settlers moved into the area to take advantage of farming and lumbering opportunities. The town became a center for forestry and agriculture. As timber harvests slowed, however, Beaver fell into decline. In more recent times, Beaver has begun to see some renewal as increased recreational traffic in the area has brought new opportunities. According to *Oregon Geographic Names*, Beaver is named after the industrious state animal. Beavers were once common throughout much of the state, and their name has been attached to many towns, creeks, mountains, and other features of the state's geography.

2.2 Community Form

The community of Beaver is located on the banks of Beaver Creek where it joins the Nestucca River, 7 miles inland from the Pacific Ocean. Beaver straddles the Oregon Coast Highway, U.S. Route 101, 13 miles south of Tillamook. The town is predominately residential, with a small commercial area in the center of town along the highway. Route 101 runs along Beaver Creek to the north and along the Nestucca River to the southwest through the town, with a major curve in the center of the business district. At this curve, Route 101 intersects Blaine Road, which runs to the east along the Nestucca River.

There are 262 acres within the Beaver Unincorporated Community Boundary. Of these, 207 acres are in residential areas, 36 acres are in commercial zones, and 19 acres are zoned for industrial uses. Commercial uses in Beaver include several stores, a real estate office, repair shops, and two gas stations. Beaver is also home to a school, church, fire station and a post office. The residential areas are rural in character. Large lots are common. The housing stock is mostly 20 years old or older.

2.3 Economics

Beaver's economy, like that of the rest of the county, rests on the dairy, forestry, and tourism industries. The Beaver area supports a number of dairy farms, providing employment for farming families and various support businesses. Beaver also contains businesses catering to travelers passing through on the highways or stopping to enjoy nearby outdoor recreational opportunities.

2.4 Buildable Land

Tillamook County completed a Buildable Lands Inventory in 2001. The information gathered during the inventory process provides the County with an estimate of how much more residential development can occur within the Unincorporated Community Boundary.

Within the community's 207 acres of residential land, there are 74 parcels, 55 of which are developed. Commercially zoned land was not included in the Buildable Lands Inventory analysis. Assuming a minimum lot size of 20,000 square feet, 367 more residential parcels could be created. Adding the current 19 vacant residential parcels and multiplying the by standard 0.75 coefficient, the Buildable Lands Inventory determined that 289 potential residential lots could be developed in Beaver. A smaller minimum lot size would allow for a greater number of potential lots.

2.5 Public Facilities

The Beaver Water District provides areas of Beaver with water services. Beaver does not have a community sewer system. The Beaver Water District currently serves approximately 165 hookups, with capacity for 10-15 more. The Water District is currently in the process of working on a capital improvement study.

Chapter 3: Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified four community goals for Beaver. Each of these goals is supported through specific policies that the county should work toward implementing in all its activities.

Goal 1: Beaver will be an attractive, safe and clean small town.

Goal 2: Beaver will have an appropriate level of public services.

Goal 3: Beaver will be surrounded by outstanding, protected natural resources.

Goal 4: Beaver will have a thriving business district supported by local residents and travelers.

Goal 1: Beaver will be an attractive, safe and clean small town.

Policy 1.1: The County recognizes the importance of local community groups and organizations and will support community groups and organizations in Beaver in their community-building activities.

Policy 1.2: The County will work with community groups and organizations, business and property owners and agencies to improve the general appearance of Beaver.

Policy 1.3: The County will work with the Oregon Department of Transportation to improve the function of Route 101 within Beaver in order to make auto traffic travel at appropriate speeds and improve safety for pedestrians and bicyclists.

Policy 1.4 The County recognizes the small town character of Beaver and will work with community groups and organizations, business and property owners and agencies to maintain and enhance Beaver's small town character.

Goal 2: Beaver will have an appropriate level of public services.

Policy 2.1: The County will work with community groups and organizations, property owners and agencies to investigate the feasibility of providing sewer service to properties within Beaver's Unincorporated Community Boundary.

Policy 2.2: The County will work with community groups and organizations and the Nestucca Valley School District to ensure the continued use of the middle school building in Beaver as a school or for other public purposes.

Policy 2.3: The County will work with community groups and organizations, property owners and agencies to secure land for parks and greenways in Beaver.

Policy 2.4: The County will review the zoning designations and extents of the Unincorporated Community Boundary from time to time in order to accurately reflect the changing needs of the community.

Goal 3: Beaver will be surrounded by outstanding, protected natural resource lands.

Policy 3.1: The County will continue to protect productive farm and forest lands surrounding Hebo from incompatible development.

Policy 3.2: The County will work with the U.S. Forest Service, the Bureau of Land Management and other agencies, groups and organizations to conserve and improve outdoor recreational activities near Beaver.

Goal 4: Beaver will have a thriving business district supported by local residents and travelers.

Policy 4.1: The County will work with business and property owners to improve the appearance of properties in the business district.

Policy 4.2: The County will work with community groups and organizations, business and property owners and agencies to create a supportive environment for new and existing local businesses in Beaver.

Policy 4.3: The County will work with community groups and organizations, business and property owners and agencies to create living wage job opportunities in and around Beaver.

Policy 4.4: The County will work with the Oregon Department of Transportation to improve the appearance and function of Route 101 within Beaver in order to support healthy businesses along the highway.

Chapter 4: Community Zoning

4.1 Zoning Overview

Zones present in Beaver:

Community Single Family Residential (CSFR)

Community Commercial (CC)

Community Industrial (CI)

	Zoning	CSFR	CC	CI	Total
1	Total Acreage	207	36	19	262
2	Minimum Lot Size (sq. ft.)	20,000	*	*	*
3	Existing Lots	74	53	1	128
4	Developed Lots	55	35	1	91
5	Vacant Lots	19	*	*	19
6	Maximum Additional Lots	367	*	*	367
7	Gross Total (Rows 5+6)	386	*	*	386
8	Net Total (Row 7 X 0.75)	289	*	*	289

* Not Applicable

4.2 Constraints on Development

Beaver has relatively few constraints to residential development. A few parcels have moderate to steep slopes, but most are nearly level and have good access. The community is not sewered, so development is limited by the necessity to provide onsite sewage treatment.

4.3 Public Services and Facilities

All land in this community is served by a community water system. All sanitation is provided by onsite sewage treatment systems.

4.4 Development Patterns and Potential

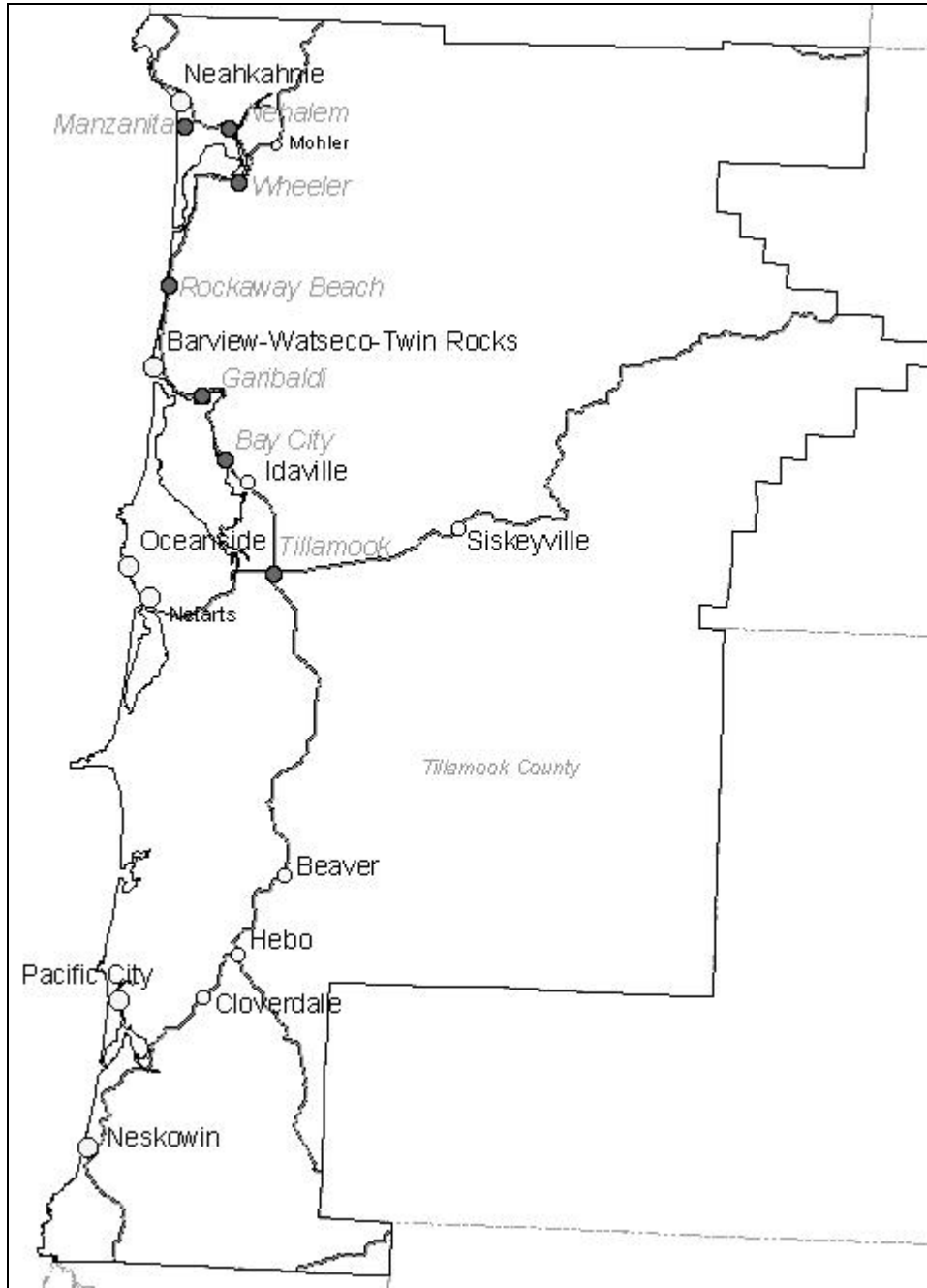
The predominant land use in Beaver is residential. The community also has some retail businesses along Highway 101 and some small industrial uses.

The community now has relatively few vacant lots. Several are quite large, however, so the potential to create new lots through partition or subdivision is substantial.

There has been one request for a zone change from CC to CSFR within the Unincorporated Community Boundary. The parcel is Tax Lot 200, Section 30DD, Range 9 West, Township 3 South, Willamette Meridian. The parcel is approximately 4.7 acres in size. The parcel abuts existing CSFR zoned land.

Appendix A: Maps

Sections 29 and 30 of Township 3 South, Range 9 West



Appendix B: Community Survey Results

What is the most important issue facing Beaver?

- Business & residents should make it better looking (paint the building, weedeat, mow, etc.)
- Careful Development
- Lack of living wage jobs, sewage disposal affordable housing, 101 congestion. More housing will necessitate enlarging water system
- Sewer System
- Something should be done about the cleaning up of the trailers and yards which are located across from the Beaver fire station & Nestucca school. It is a real eye pollution... it is a shame the children and traffic must pass by it. This area must be well out of the county codes. At least the front yard areas that face the street.
- To have YOU leave us ALONE. This whole idea is an omen that we are about to get screwed up by the government. There is no reason to change anything- except to charge more money for similar conditions AND to give YOU a job.

What one thing would you change about Beaver?

- A community park would be nice, a place with picnic tables and playground equipment, where people could go
- Give land owners a free hand to improve their property
- Improve 101. Install sewer, retain the school. Bring in living wage jobs
- Make it so people want to stop and look around or spend some \$.
- Nothing. Beaver is fine- stay in Tillamook! We need no changes.
- There are several homes in Beaver that are fixed up very well and look real good. The balance really should take some pride in ownership.

What is your favorite thing about Beaver?

- Beaver is a small quite friendly outgoing community
- Climate and the lay of the land
- Climate, friendly people, out of the wind
- Scenery
- Small town feel and the people are very nice.
- The fact we have no government offices. We need no "help" from anyone.

What is your least favorite thing about Beaver?

- Its an ugly town. The speed limit is not enforced. Its hard to pull in and out of traffic because everyone goes too fast. The local people are the worst.
- Lack of jobs- Highway congestion
- No sidewalks
- The obvious Run down areas as noted above.
- THIS SURVEY- LEAVE BEAVER ALONE!! We will fight any changes- tooth and nail!!

Appendix C: Community Meeting Responses

What one thing would you change about Beaver?

- Business opportunity for locals i.e. Laundromat
- Change Septic System so that the school can expand
- Change Zoning
- Community growth in the form of residential development
- Develop Community Park/ walk & bikeways. Generally leave it alone
- Like to see things pretty much the same, with possible addition of park space- safe walking route through town
- Sewer district that includes areas outside the so called boundary at present.
- Sewer System
- Utility Infrastructure- community sewer system. Zoning changes
- Zoning! Community Boundary!

Appendix D: Community Zoning

SECTION 3.032: COMMUNITY-INDUSTRIAL ZONE (CI)

- (1) **PURPOSE:** The purpose of the CI zone is to accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties. Land is suitable for the CI zone if it:
 - (a) Is needed;
 - (b) Is physically capable of accommodating heavy industrial activities;
 - (c) Has access to transportation routes capable of accommodating heavy traffic;
 - (d) Is buffered from residential areas so as not to create conflicts; and
 - (e) Is or can be adequately served by public utilities and services.
- (2) **USES PERMITTED OUTRIGHT:** In the CI zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance:
 - (a) Light industries.
 - (b) Heavy industries.
 - (c) Sales and service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical , and painting materials; and parking for trucks as part of a construction or shipping operation.
 - (d) Warehousing, including mini-storage, wholesaling, truck dispatch, or storage facilities.
 - (e) Rock quarries, and the mining and processing of sand, gravel, peat and other earth products.
 - (f) Farm uses, including aquaculture, and forest uses.
 - (g) Energy resource exploration and extraction.
 - (h) Public park and recreation uses.
 - (i) Utility substations and power transmission lines.

- (j) Towers for communications, wind energy conversion systems, or structures having similar impacts.
 - (k) Sanitary landfills, waste transfer stations or processing facilities, and recycling centers.
 - (l) Water supply and treatment facilities and sewage treatment plants.
 - (m) Airports.
 - (n) Dwellings for caretakers or watchmen that are accessory to an established use, including mobile home or recreational vehicle.
 - (o) Mobile homes or recreational vehicles used during the construction of a use for which a building permit has been issued.
 - (p) Signs, subject to Section 4.020.
 - (q) Off-Site Advertising Sign.
- (3) **USES PERMITTED CONDITIONALLY:** In the CI zone, except as provided in Subsection (2) (q) of this Section, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this Ordinance:
- (a) Industries with exceptionally heavy environmental impacts according to State Department of Environmental Quality standards.
 - (b) Mining and processing activities not specifically listed in Section 3.032 (2).
 - (c) Power generating facilities.
 - (d) Business, government, or professional offices.
 - (e) Convention facilities, including motels and restaurants.
 - (f) Fire or ambulance stations.
 - (g) Schools.
 - (h) Community meeting buildings and associated facilities.
 - (i) Temporary mobile kitchen units.
 - (j) Auto wrecking yards.

- (k) Recreational campground, provided that in addition to the conditional use criteria contained in Section 6.040 the following criteria are met and/or applied as conditions if approval is granted.
 - 1. The proposed development will not conflict with any existing or emerging patterns of industrial development;
 - 2. Permanent facilities and structures are limited so that they can easily be removed to accommodate an industrial siting; and,
 - 3. Periodic review of the decision shall be conducted by the County Planning Staff to determine if a need is present for the subject parcel to be converted to industrial use.
- (l) Correctional facility.
- (4) STANDARDS: Land development in the CI zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
 - (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
 - (b) Building heights shall not exceed 75 feet.
 - (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
 - (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.
 - (e) Maximum industrial use floor area:
 - a. A total of 10,000 square feet of floor area per except for the primary processing of raw material produced in rural areas, where there is no square footage of floor area per use limitation.
 - b. Standard for Existing Industrial Uses: Lawfully established uses that existed on or before the date of this ordinance (*****), not otherwise listed in the zone, are allowed outright and shall not be classified as non-conforming uses.
 - c. A lawfully established use that existed on (December 4, 2002) may expand to occupy 10,000 square feet of floor area within a building(s) or an additional 50% of floor area currently occupied, whichever is greater.

SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

- (1) **PURPOSE:** The purpose of the CSFR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Community Single Family Residential use is located within an unincorporated community boundary and is physically capable of having homesites.
- (2) **USES PERMITTED OUTRIGHT:** In the CSFR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
 - (a) Single-family dwelling.
 - (b) Mobile or Manufactured Home.
 - (c) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
 - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
 - (e) Farm uses, including aquaculture.
 - (f) Forest uses.
 - (g) Roadside stands for produce grown on the premises.
 - (h) Signs, subject to Section 4.020.
 - (i) Electrical distribution lines.
- (3) **USES PERMITTED CONDITIONALLY:** In the CSFR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.
 - (a) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to CSFR/PD zoned property located within a community growth boundary.
 - (b) Mobile or manufactured home, in those areas identified in Section 5.160 as being subject to special mobile/manufactured home standards, which do not comply with those standards.

- (c) Cottage industries.
- (d) Recreational vehicle where not allowed outright by Section 5.130.
- (e) A temporary real estate sales office.
- (f) Churches and schools.
- (g) Accessory structures or accessory uses without an on-site primary structure.
- (h) Nonprofit community meeting buildings.
- (i) Cemeteries.
- (j) Fire or ambulance stations.
- (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (l) Public utility facilities, including substations and transmission lines.
- (m) Mining, quarrying, and the processing and storage of rock, sand, gravel, peat, or other earth products; on a contiguous ownership of 10 or more acres.
- (n) Small-scale primary wood processing facilities, such as a shake mill, chipper, or stud mill, on a contiguous ownership of 10 or more acres.
- (o) Rural industries on a contiguous ownership of 10 or more acres.
- (p) Mobile or Manufactured Home park on a contiguous ownership of 10 or more acres.
- (q) Foster family homes accommodating six or more children or adults.
- (r) Bed and breakfast enterprise.
- (s) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050.
- (t) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.
- (u) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that

provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.

- (v) Home occupations according to the provisions of Section 4.140 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size is 20,000 for permitted uses.
 - (b) The minimum lot width and depth shall both be 100 feet.
 - (c) The minimum front yard shall be 20 feet.
 - (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
 - (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
 - (f) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
 - (g) Livestock can be located closer than 100 feet to a non-farm residential building on an adjacent lot only if one of the following conditions are met:
 - 1. The location of the livestock is a nonconforming use according to the provisions of Article VII of this Ordinance.
 - 2. The property has been taxed at the farm use rate during three of the past five year.
 - 3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article VI of this Ordinance.
 - (h) No residential structure shall be located within 50 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.

SECTION 3.022: COMMUNITY COMMERCIAL ZONE (CC)

- (1) **PURPOSE:** The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. Land that is suitable for the RC zone is suitable for the CC-2 zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.
- (2) **USES PERMITTED OUTRIGHT:** In the CC zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
 - (a) General and specialty retail trade establishments.
 - (b) Personal and business services such as barbers, tailors, printers, funeral homes, shoe repair shops, upholsterers, and cleaners.
 - (c) Business, government, professional, and medical offices; financial institutions; and libraries.
 - (d) Animal hospitals, kennels and similar animal boarding facilities.
 - (e) Retail establishments requiring drive-in facilities such as gas stations, bank drive-up windows, and fast food restaurants.
 - (f) Sales and service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical, and painting materials; and parking for trucks as part of a construction or shipping operation.
 - (g) Shopping centers.
 - (h) Warehousing, including mini-storage.
 - (i) Eating and drinking establishments.
 - (j) Lodges, clubs, or meeting facilities for private organizations.
 - (k) Motels, hotels, and cabin camps.
 - (l) A single-family dwelling, manufactured or mobile home for the owner of an active business located on the same lot or parcel.

- (m) Mobile or manufactured homes or recreational vehicles used during the construction or placement of a use for which a building or placement permit has been issued.
 - (n) Community meeting buildings and associated facilities.
 - (o) Schools.
 - (p) Water supply and treatment facilities.
 - (r) Off-site advertising signs.
 - (s) Dwelling units accessory to an active commercial use, when located above the first story.
 - (t) Bed and breakfast enterprises.
 - (u) Swimming.
 - (v) Public park and recreation uses.
 - (w) Temporary produce stand- Not to exceed 45 days.
- (3) USES PERMITTED CONDITIONALLY: In the CC zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) One or two-family dwelling not associated with an active business.
 - (b) Light industries.
 - (c) Multifamily dwellings, including townhouses, and condominiums.
 - (d) Mobile home or recreational vehicle.
 - (e) Hospitals, sanitariums, rest homes, and nursing homes.
 - (f) Fire and ambulance stations.
 - (g) Utility substations and power transmission lines.
 - (h) Towers for communications, wind energy conversion systems, or structures having similar impacts.
 - (i) Commercial amusement or entertainment establishments.

- (j) Sewage treatment plants.
 - (k) Recreational campground.
 - (l) Foster family home accommodating six or more children or adults.
 - (m) Temporary mobile kitchen units.
 - (n) Mixed Use Developments subject to Section 4.130.
 - (o) Mobile/Manufactured Home Park.
 - (p) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
 - (q) Car wash.
 - (r) Outdoor Retail
- (4) STANDARDS: Land divisions and development in the CC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot dimensions and yard setbacks, and the maximum building heights for structures containing only residential uses, shall be the same as in the R-3 zone.
 - (b) In the CC zone, motels, hotels, and cabin camps shall be considered a commercial use.
 - (c) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.
 - (d) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b)
 - (e) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
 - (f) All uses shall meet off-street parking requirements as provided in Section 4.030.
 - (g) Buildings shall not exceed 45 feet in height.

- (h) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (i) Maximum Floor Area Per Use: Individual uses shall not exceed 4,000 square feet of gross floor area.