

## **CHAPTER 148**

### **NORTHWEST POLK COMMUNITY COMMERCIAL (NPC-C) ZONING DISTRICT**

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**148.010. PURPOSE AND INTENT.** The purpose of the Northwest Polk Community Commercial (NPC-C) Zoning District is to implement the Comprehensive Plan policies related to commercial development by providing for a range of service and product-oriented commercial activities. This zone is applied to commercial lands within the unincorporated communities of Grand Ronde, Valley Junction, and Fort Hill.

The intent of the NPC-C Zoning District is to provide for commercial development in the unincorporated communities of Grand Ronde, Valley Junction, and Fort Hill. Commercial activities in this zone generally consist of uses which complement agricultural and forest activities in the surrounding area, uses which serve the needs of the surrounding community or the needs of the traveling public, or other uses which are small-scale and low impact.

**148.020. SMALL-SCALE, LOW-IMPACT USES.** Uses listed under Section 148.040(C) or Section 148.060(C) shall be established in a building or buildings not to exceed 4,000 square feet of floor space. The floor area calculation does not include outdoor storage areas.

Establishment of a new use or expansion of a use listed under Section 148.040(C) or Section 148.060(C) which would exceed the 4,000 square foot standard shall require a Comprehensive Plan Amendment as specified in Chapter 115 of the Zoning Ordinance.

**148.030. STANDARD INDUSTRIAL CLASSIFICATIONS.** Standard Industrial Classification (SIC) code numbers for most of the uses in this zone are shown in parentheses after the listed use. The SIC codes are a coding system used by the federal government to identify specific industries. Two-digit codes are used most often in the Zoning Ordinance to describe general categories of uses. In some instances, more specific three and four-digit codes are used. A copy of the SIC Manual is available for use at the Community Development Department and provides a more detailed description of the uses described in each general category.

**148.040. PERMITTED USES.** The following uses and their accessory buildings and uses are permitted. All uses under this section are subject to the applicable standards as set forth in Chapter 112 (Development Standards) and other general provisions and exceptions set forth by this ordinance. No building, structure, or premises shall be used except for one or more of the following uses:

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
  - (1) Unlimited number of dwelling units including:
    - (a) Dormitories;
    - (b) Sorority and fraternity houses;
    - (c) Student homes;
    - (d) Boarding houses (also see accessory uses);
    - (e) Rooming houses;
    - (f) Apartment houses;
    - (g) Court apartments;
    - (h) Churches;
    - (i) Community or neighborhood clubs;
    - (j) Child day care services, including pre-schools, nurseries and kindergartens (835);
  - (2) Single-family residences;

- (3) Eating and drinking places (58); (Note: The building is subject to a 7,000 square foot size limitation unless a Comprehensive Plan amendment is approved pursuant to Section 115.050 of this Ordinance).
  - (4) Boat launching facilities; and
  - (5) Pleasure boat moorage.
  - (6) Playgrounds, parks; and
  - (7) Public buildings and structures, such as libraries, fire stations.
- (B) Uses which complement natural resource industries:
- (1) Laboratory-seed and soil testing, research facilities (8734);
  - (2) Fruit store and vegetable market (54);
  - (3) Greenhouse (18);
  - (4) Farm product warehousing and storage (4221);
  - (5) Farm or forest products stand, designed and used for the sale of farm crops, special forest products and livestock grown on farms in the local agricultural area, including the retail sale of incidental items accounting for no more than 25 percent of the total sales of the farm or forest stand. Farm or forest products stands do not include structures designed for residential occupancy or to accommodate activities other than the sale of farm crops, special forest products and livestock, such as structures for banquets, public gatherings or entertainment;
  - (6) Farm or forest implement and equipment sales;
  - (7) Farm or forest related equipment, machinery or truck repair, including associated service parts facilities, and
  - (8) Farm and forest supply.
- (C) Uses which are small-scale, low-impact:
- (1) Grocery stores (54);
  - (2) News dealers, newsstands (5994);
  - (3) Auditorium;
  - (4) Billiard parlor;
  - (5) Pony riding ring (no stable);
  - (6) Printing, publishing and allied industries (27);
  - (7) Miscellaneous retail (59);
  - (8) General merchandise stores (53);
  - (9) Automotive repair, services, and parking (75);
  - (10) Towing service;
  - (11) Automotive dealers and gasoline service stations (55);
  - (12) Aircraft service;
  - (13) Boat repair and haulout facilities;
  - (14) Building materials, hardware, and garden supply (52);
  - (15) Equipment rental and leasing (735);
  - (16) Educational services, including vocation schools (82);
  - (17) Repair services (76);

- (18) Personal services (72);
- (19) Business services (73);
- (20) Financial, insurance and real estate offices (60, 61, 62, 63, 64, 65,67);
- (21) Offices for membership organizations (86);
- (22) Professional offices for engineering, accounting, research, management, and public relations, and legal services (81, 87);
- (23) Medical, dental, and other allied professional offices, clinics, and labs (801, 802, 803, 804, 805, 807, 809);
- (24) Apparel and accessory stores (56);
- (25) Veterinary clinics (074);
- (26) Home furniture, furnishing, and equipment stores (57);
- (27) Residential homes, as defined in Section 110.477; and
- (28) Unlimited number of dwelling units including:
  - (a) Homes for the aged;
  - (b) Retirement homes;
  - (c) Rest homes;
  - (d) Nursing homes;
  - (e) Sanitariums;
  - (f) Group Care Home.
- (D) Transportation Improvements
- (E) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

**148.050. USES SUBJECT TO ADMINISTRATIVE REVIEW.** The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

**148.060. CONDITIONAL USES.** When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in any NPC-C Zone:

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
  - (1) Community center;

- (2) Private ambulance service (8099);
- (3) Recreational vehicle park as defined in Section 110.466 (703);
- (4) Boat, camper and trailer storage areas or lots (see Specific Conditional Uses, Section 120.030);
- (5) Manufactured home parks when developed Pursuant to provisions of Section 119.150(A); and
- (6) Public Utilities (49) (exempted from these regulations are: underground pipes and conduits and above ground electric transmission distribution, communication signal lines on signal lines on a single pole system).
- (7) Hotels, motels with no more than 35 units and which are connected to a community sewer system (70);
- (B) Uses which complement natural resource industries:
  - (1) Processing facilities for farm or forest products (20, 24);
  - (2) Commercial activities in conjunction with farm or forest use including activities related to the processing, distribution, and retail marketing of farm or forest products a portion of which is grown on-site.
- (C) Uses which are small-scale, low-impact:
  - (1) General warehousing and storage (4225);
  - (2) Motor freight terminal offices (421);
  - (3) Funeral service and crematories (726);
  - (4) Billboards;
  - (5) Radio and TV transmitter stations and towers (483);
  - (6) Telephone and telegraph communication facilities (482);
  - (7) Miniature golf course;
  - (8) Athletic club, club house (7991)(7997);
  - (9) Dance hall, ballroom (791);
  - (10) Summer recreational camp;
  - (11) Swimming pool;
  - (12) Marina;
  - (13) Utilities, secondary truck parking and material storage yard;
  - (14) U-Haul concrete mix store (5032);
  - (15) Cabinet shop and sales firm (see Specific Conditional Uses, Section 119.150(E));
  - (16) Cottage Industry Home Occupations (see Section 116.040); and
  - (17) Marijuana retailing as defined in PCZO 110.371(D), provided the use is a minimum of 1,000 feet from public parks and public or private elementary, secondary or career schools; **[Amended by Ordinance 16-01]**
  - (18) Medical marijuana dispensary uses as defined in PCZO 110.371(F), provided the use is a minimum of 1,000 feet from public parks and public or private elementary, secondary or career schools; and **[Amended by Ordinance 16-01]**
  - (19) Any other commercial use, where the buildings do not exceed 4,000 square feet of floor space provided that the use will not exceed the capacity of water

and sewer service available to the site on December 5, 1994, or if such services are not available to the site, the capacity of the site itself to provide adequate water and absorb waste water.

- (D) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. **[Amended by Ordinance 09-06]**

**Appendix 1**  
**Grand Ronde Unincorporated Community Commercial Properties Inventory**  
**September, 2004**

Number	Tax Map ID	Location	Uses	Size (acres)	Bldg. Size (sq. ft.)
1	6.8.1.200	9504 Grand Ronde Road	Commercial Portion Vacant	9.57	Vacant
2	6.8.12.C.403	None	Vacant	0.75	Vacant
3	6.8.12.C.410	None	Vacant	3.65	Vacant
4	6.8.12.C.600	No Address	unknown	2.98	2,184 Shop Building
5	6.8.12.C.601	28565 Salmon River Highway	Residential, Billboard	3.33	1920 1,066 Dwelling, 1930 816 Dwelling, 720 Carport, 25 Pump House, Billboard
6	6.8.12.C.700	28585 Salmon River Highway	Logging company, Billboard)	4.99	3,920 Building, Billboard
7	6.8.12.DC.500	8635 Grand Ronde Road	Bed and Breakfast	1.72	1920 7,140 Dwelling
8	6.8.12.DC.700	No Address	No tax information (Sprint telecommunications building)	0.13	Approximately 160 Building
9	6.8.12.DC.800	None	No Tax information	0.05	Vacant
10	6.8.12.DC.900	No Address	Vacant	0.06	Vacant
11	6.8.12.DC.1000	8640 Grand Ronde Road	Post Office	0.17	1977 984 Building
12	6.8.12.DC.1200	No Address	Grand Ronde Womens Club (1 building)	0.17	1910 960 Building (Old Library)
13	6.8.12.DC.1300	8615 Grand Ronde Road	(Social Services or machine shop?)	2.24	2,112 Building
14	6.8.12.DC.1400	No Address	Vacant	0.48	Vacant
15	6.8.12.DC.1500	No Address	Billboard	1.34	Billboard
16	6.8.12.DC.1600	28410 Salmon River Highway	Commercial repair shop	0.51	1940 3,012 Building
17	6.8.12.DC.1700	No Address	Vacant	0.36	Vacant
18	6.8.12.DC.1800	28405 Salmon River Highway	Bonanza Restaurant Bar / Retail Store	0.46	1947 4,976 Building
19	6.8.12.DC.1900	8580 Grand Ronde Road	retail outlet = Convenience Store, Second Hand Store, Billboard, laundry mat	0.78	1921 11,568 Building, 649 Carport, Billboard
20	6.8.12.DC.2100	8530 Grand Ronde Road	Residential and Retail Antique	1.44	1953 1,256 Dwelling, 416 Garage
21	6.8.12.DC.2200	28400 Salmon River Highway	Residential, Commercial Retail	0.22	1940 836 Dwelling, 480 Garage, 40 Building
22	6.8.12.DC.2300	No Address	Vacant	2.83	Vacant
23	6.8.13.B.1500	28800 Salmon River Highway	Wandering Spirit RV Park, Billboard	6.90	672 Building, 1200 Building, 240 Building, Billboard
24	6.8.13.B.1501	28800 Salmon River Highway	Part of 6.8.13.B.1500 Wandering Spirit RV Park (vacant)	0.04	Vacant
25	6.8.13.B.1600	28600 Salmon River Highway	Gas Station, Convenience Store, 1 Apartment, Billboard	2.06	1930 2,214 Store, 906 Apartment, 1,152 Garage Storage Building, Billboard
26	6.8.13.B.1801	28678 Salmon River Highway	Part of 6.8.13.B.1900 property (vacant)	0.03	Vacant
27	6.8.13.B.1900	28678 Salmon River Highway	Residential	0.29	1931 1,208 Dwelling, 1 Manufactured Dwelling,
28	6.8.13.B.2000	28800 Salmon River Highway	Part of 6.8.13.B.1500 Wandering Spirit RV Park, RV Sales (1 building) (Billboard)	4.92	2,772 Office Building, 432 Rest Room, Billboard
29	6.8.13.B.2100	28840 Salmon River Highway	Confederated Tribes of Grand Ronde Human Resources Department / Gaming Commission (old mill site) (1 house 2 buildings)	4.69	1961 1,620 Office Building, 1994 5,376 Office Building
30	6.8.13.B.2200	28900 Salmon River Highway	Residential, Billboard	0.45	1921 1,161 Dwelling, 231 Carport, Billboard
31	6.8.13.B.2300	28940 Salmon River Highway	Residential	2.20	1890 1,168 dwelling, 176 shed, 140 shed, 575 barn
32	6.8.14.A.200	No Address	Vacant	4.78	Vacant

**Appendix 2**  
**Valley Junction Unincorporated Community Commercial Properties Inventory**  
**May, 2005**

Number	Tax Map ID	Location	Uses	Size (acres ±)	Bldg. Size (sq. ft.)
1	6.7.8.C.100	8840 Hebo Road	Vacant	1.76	Vacant
2	6.7.8.C.200	8840 Hebo Road	Residential	0.90	2,160 Dwelling
3	6.7.8.C.300	No address	Vacant	1.34	Vacant
4	6.7.8.C.400	26555 Salmon River Highway	Automotive Rental / Billboard	0.39	2,400 Building
5	6.7.8.C.500	8805 Hebo Road	Residential	0.45	1,512 Dwelling
6	6.7.8.C.600	8825 Hebo Road	Residential	0.87	1900 1,149 Duplex, 1935 1239 Dwelling
7	6.7.8.C.700	26575 Salmon River Highway	Residential	2.80	Vacant
8	6.7.8.C.800	26645 Salmon River Highway	Residential	0.69	1940 1,359 Dwelling
9	6.7.8.C.900	26675 Salmon River Highway	Residential	0.88	1940 986 Dwelling, 128 Building, Billboard
10	6.7.8.C.1000	26685 Salmon River Highway	Residential	0.50	1920 1,814 Dwelling, 128 Building
11	6.7.8.C.1100	No address	Parking Lot	0.53	Vacant
12	6.7.8.C.1200	No address	Parking Lot	0.40	Vacant
13	6.7.8.C.1300	No address	Parking Lot	5.50	Vacant
14	6.7.8.C.1400	26930 Salmon River Highway	Casino / Parking Lot	5.53	1995 185,985 Building
15	6.7.8.C.1500	No address	Parking Lot	0.83	Vacant
16	6.7.8.C.1600	26870 Salmon River Highway	Residential	0.92	1948 1,056 Dwelling, Building 720
17	6.7.8.C.1700	26690 Salmon River Highway	Grand Ronde Water Association office	0.26	1965 1,056 Building, 616 Building, 936 Building
18	6.7.8.C.1800	26600 Salmon River Highway	Vacant	6.90	Vacant
19	6.7.17.800	No address	Vacant	2.40	Vacant
20	6.7.17.801	26820 Salmon River Highway	Gas Station / Convenience Store/ Restaurant, Car Wash	2.00	4,539 Building
21	6.7.17.802	No address	RV parking	10.49	Vacant
22	6.7.17.803	No address	Parking Lot	1.81	Vacant
23	6.7.17.900	26856 Salmon River Highway	Residential	6.31	1978 1,390 Dwelling, 24,000 Museum Building
24	6.7.17.1000	26800 Salmon River Highway	Residential	2.91	1975 1,143 Dwelling, 528 Manufactured Dwelling w/ 256 Addition, 320 Building, 1464 Building, 704 Building
25	6.7.17.1001	26850 Salmon River Highway	Residential, Maintenance Shops, Parking	6.68	Dwelling, Maintenance Shops, Parking
26	6.7.18.101	27100 Salmon River Highway	Casino / Hotel / Water Treatment Facility / Parking Lot	69.52	Casino exceeding 140,000, Hotel exceeding 100,000



**Appendix 3**  
**Fort Hill Unincorporated Community Commercial Properties Inventory**  
**May, 2005**

Number	Tax Map ID	Location	Uses	Size (acres ±)	Bldg. Size (sq. ft.)
1	6.7.8.D.100	No address (26033 Salmon River Highway)	Billboard	1.51	576 Building, Billboard
2	6.7.8.D.200	26033 Salmon River Highway	Fruit and Vegetable Market	1.05	1,106 Building, 100 Office Building
3	6.7.8.D.1200	No address	Billboard	0.59	Billboard
4	6.7.8.D.1300	26200 Salmon River Highway	Residential, Convenience Store, Billboard	1.33	1950 720 Dwelling, 2,016 Store
5	6.7.9.C.1400	25695 Salmon River Highway	Billboard, Service Station, Convenience Store, Residential, Restaurant, Tavern	4.71	1955 1,206 Dwelling, 3,352 Restaurant, 1594 Store, 1,872 Store, 1,872 Apartment
6	6.7.9.C.2300	25850 Salmon River Highway	Logging Contractor	8.50	1972 2,628 Dwelling, 1,440 Building, 640 Building, 900, Building, 2100 Building, 192, Building, 440 Building, 2640 Building
7	6.7.9.C.2600	25740 Salmon River Highway	Car Lot, Freight Truck Parking	1.02	1,200 Office Building
8	6.7.9.C.2700	No Address	Billboard	3.31	2 Billboards
9	6.7.9.C.3100	25591 Yamhill River Road	Repair Shop, Billboard	2.20	2,400 Building

These tables were created using Polk County Tax Assessors Tax Maps. Each tax lot should not be inferred to be a separate lawfully created lot or parcel. The deed to the subject property describes, in the legal description, how many lots or parcels comprise the subject property. The legal status of the lots or parcels described in a deed can be determined by evaluating the land-use applications made through the Polk County Planning Division and the deed history for the subject property.