

CHAPTER 145

UNINCORPORATED COMMUNITY COMMERCIAL OFFICE (UC-CO) ZONING DISTRICT

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145.010. PURPOSE AND INTENT. The purpose of the Unincorporated Community Commercial Office (UC-CO) Zoning District is to implement the Comprehensive Plan policies related to commercial development by providing for primarily service-related commercial activities. This zone is applied to commercial lands within unincorporated communities.

The intent of the UC-CO Zoning District is to provide for commercial development in unincorporated communities. 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.

145.020. SMALL-SCALE, LOW-IMPACT USES. Uses listed under Section 145.040(C) or Section 145.060(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 Sections 145.040(C) and 145.060(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.

145.030. 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.

145.040. 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) Single-family residences;
 - (2) Child day care services, including pre-schools, nurseries and kindergartens (835);
 - (3) Churches;
- (B) Uses which complement natural resource industries:
 - (1) Laboratory-seed and soil testing, research facilities (8734);
- (C) Uses which are small-scale, low-impact:
 - (1) Medical and dental laboratories (807);
 - (2) Business services (73);
 - (3) Financial, insurance and real estate offices (61, 62, 63, 64, 65,67);
 - (4) Professional offices for engineering, accounting, research, management, and public relations, and legal services (81, 87); and
 - (5) Offices for membership organizations (86).
 - (6) Barber and beauty shops (72);
- (D) Transportation Improvements. [Amended by Ordinance 02-05]

- (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]

145.050. 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]

145.060. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in Chapter 119 of this ordinance, the following uses will be permitted in any UC-CO Zone:

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
 - (1) Hotels, motels, rooming houses, camps and other lodging places, with no more than 35 units and which are connected to a community sewer system (70);
 - (2) Veterinary clinics (074);
 - (3) Parking lot when developed as prescribed in Chapter 112 (7521); and
 - (4) Communications tower, pursuant to Section 112.135 (48). [Amended by Ordinance 04-09]
- (B) Uses which complement natural resource industries:
 - (1) Sand and gravel resource processing sites, excluding quarries (see Sections 120.410 through 120.460) (14).
- (C) Uses which are small-scale, low-impact:
 - (1) Residential homes, as defined in Section 110.477;
 - (2) Motor freight terminal offices (421);
 - (3) Radio and TV transmitter stations (483);
 - (4) Telephone and telegraph communication facilities (482);
 - (5) Cottage Industry Home Occupations (see Section 116.040);
 - (6) Boat, camper and trailer storage areas or lots (see Specific Conditional Uses, Section 120.030);
 - (7) Health services (80);
 - (8) Funeral service and crematories (726); and
 - (9) Any other commercial office 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.

[Amended by Ordinance 02-05]

- (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]

145.070. OPTIONAL BUSINESSES. Optional businesses may be conducted in any UC-CO Zone as an incidental or secondary use to a main use when conducted and entered only from within the building, provided there is no exterior display or advertisement except for a nameplate not over two (2) square feet in area, and not more than one-half (1/2) the floor area of a one (1) story is devoted to such use or uses. If the building is one (1) story in height, then not more than one-fourth (1/4) of the floor area shall be devoted to such use or uses, as follows:

- (A) Eating and drinking places (58);
- (B) News dealers, newsstands (5994); and
- (C) Barber and beauty shops (72).