

CHAPTER 146

UNINCORPORATED COMMUNITY COMMERCIAL RETAIL (UC-CR) ZONING DISTRICT

- 146.010. Purpose and Intent
- 146.020. Small-Scale, Low Impact Uses
- 146.030. Standard Industrial Classifications
- 146.040. Permitted Uses
- 146.050. Uses Subject to Administrative Review
- 146.060. Conditional Uses

146.010. PURPOSE AND INTENT. The purpose of the Unincorporated Community Commercial Retail (UC-CR) 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 unincorporated communities.

The intent of the UC-CR 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.

146.020. SMALL-SCALE, LOW-IMPACT USES. Uses listed under Section 146.040(C) or Section 146.060(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 146.040(C) or Section 146.060(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.

146.030. 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.

146.040. 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) Any use permitted under Section 145.040(A);
 - (2) Single-family residences;
- (B) Uses which complement natural resource industries:
 - (1) Any use permitted under Section 145.040(B);
 - (2) Fruit store and vegetable market (54);
 - (3) Greenhouse (18);
 - (4) 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;
 - (5) Farm or forest implement and equipment sales;
 - (6) Farm or forest related equipment, machinery or truck repair, including associated service parts facilities;

- (C) Uses which are small-scale, low-impact:
 - (1) Any use permitted under Section 145.040(C);
 - (2) Printing, publishing and allied industries (27);
 - (3) Miscellaneous retail (59);
 - (4) Building materials, hardware, and garden supply (52);
 - (5) Equipment rental and leasing (735);
 - (6) Apparel and accessory stores (56);
 - (7) Home furniture, furnishing, and equipment stores (57); and
 - (8) Farm product warehousing and storage (4221);
 - (9) General merchandise stores (53);
 - (10) Grocery stores (54);
 - (11) Eating and drinking places, (except those serving alcoholic beverages) (58);
 - (12) Gasoline service stations (5541) [Amended by Ordinance 14-06]
- (D) Transportation Improvements. [Amended by Ordinance 01-01]
- (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]

146.050. 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]

146.060. 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-CR Zone:

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
 - (1) Ambulance service (8099);
 - (2) Recreational vehicle park as defined in Section 110.466 (703);
 - (3) Utilities, secondary truck parking and material storage yard;
 - (4) Heliport (458);
 - (5) 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);

- (6) Living History Museum (84);
 - (7) Bed and Breakfast (see Section 110.107);
 - (8) Veterinary clinics (074);
 - (9) Transportation equipment, parts and supplies (37);
 - (10) Billboards; and
 - (11) 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);
 - (2) Nurseries for the primary sale of plants, seeds, related garden supplies, excluding wholesale distribution (526);
 - (3) 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; and
 - (4) Processing facilities for farm or forest products (20, 24).
- (C) Uses which are small-scale, low-impact:
- (1) Radio and TV transmitter stations (483);
 - (2) Telephone and telegraph communication facilities (482);
 - (3) Educational services, including vocation schools (82);
 - (4) Manufactured home dealers (527);
 - (5) General warehousing and storage (4225);
 - (6) Personal services (72);
 - (7) Monument and stone cutting (328);
 - (8) Taxidermist;
 - (9) U-Haul concrete mix store (5032);
 - (10) Cabinet shop and sales firm (see Specific Conditional Uses, Section 119.150(E));
 - (11) Cottage Industry Home Occupations (see Section 116.040);
 - (12) Amusement and recreation services (79);
 - (13) Automotive repair and services (75);
 - (14) Eating and drinking places where alcoholic beverages are served (58); and
 - (15) Any other commercial retail 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]