

CHAPTER 147

UNINCORPORATED COMMUNITY COMMERCIAL GENERAL (UC-CG) ZONING DISTRICT

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147.010. PURPOSE AND INTENT. The purpose of the Unincorporated Community Commercial General (UC-CG) 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-CG 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.

147.020. SMALL-SCALE, LOW-IMPACT USES. Uses listed under Section 147.040(C) or Section 147.060(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 147.040(C) or Section 147.060(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.

147.030. 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.

147.040. 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 146.040(A);
 - (2) Single-family residence;
 - (3) Ambulance services;
- (B) Uses which complement natural resource industries:
 - (1) Any use permitted under Section 146.040(B);
- (C) Uses which are small-scale, low-impact:
 - (1) Any use permitted under Section 146.040(C);
 - (2) Catalog and mail-order houses (5961);
 - (3) Construction, special trade contractors (17);
 - (4) Tent and awning shops (2394, 2399); and
 - (5) Welding and blacksmith shops.
 - (6) Second-hand stores (599);
- (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]

147.050. 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]

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

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
 - (1) Fishing ponds or lakes;
 - (2) Heliports (458);
 - (3) Recreational vehicle park as defined in Section 110.466 (703);
 - (4) Transportation services (47);
 - (5) Railroad terminals (freight, passenger) (40);
 - (6) Water transportation facilities (44);
 - (7) Airport terminal services, including aircraft maintenance and storage facilities (458);
 - (8) Bus terminals and service facilities, including charter service (414, 417); and
 - (9) 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;
 - (4) Processing facilities for farm or forest products (20,24);
- (C) Uses which are small-scale, low-impact:
 - (1) Amusement and recreation services (79);
 - (2) Laundry, cleaning, and garment services (721);

- (3) Motor freight transportation and warehousing (42);
 - (4) Sanitary services (495);
 - (5) Kennels (boarding and raising of animals);
 - (6) Cottage Industry Home Occupations (see Section 116.040); and
 - (7) Funeral service and crematories (726);
 - (8) Automotive repair, services, and parking (75);
 - (9) Any other commercial retail or service 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]