

CHAPTER 153.500

RICKREALL UNINCORPORATED COMMUNITY COMMERCIAL (RICKREALL UC-C) ZONING DISTRICT

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153.510. PURPOSE AND INTENT. The purpose of the Rickreall Unincorporated Community Commercial (UC-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 community of Rickreall.

The intent of the RICKREALL UC-C Zoning District is to provide for commercial development in the unincorporated community of Rickreall. 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.

153.520. SMALL-SCALE, LOW-IMPACT USES. Uses listed under Section 153.540(C) or Section 153.560(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 153.540(C) or Section 153.560(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.

153.530. 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.

153.540. 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) Churches;
 - (g) Community or neighborhood clubs;
 - (h) Child day care services, including pre-schools, nurseries and kindergartens (835);
 - (i) Apartment houses;
 - (j) Court apartments;
 - (2) Single-family residences;

- (3) Eating and drinking places (58); (Note: The building is subject to a 6,000 square foot size limitation unless a Comprehensive Plan amendment is approved pursuant to Section 115.050 of this Ordinance).
- (4) Playgrounds, parks;
- (5) 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; and
 - (7) Farm or forest related equipment, machinery or truck repair, including associated service parts facilities;
 - (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) Community Services Schools (barber, beauty, commercial, dancing, driving, music, trade);
 - (10) Boat repair and haul-out facilities;
 - (11) Building materials, hardware, and garden supply (52);
 - (12) Equipment rental and leasing (735);
 - (13) Educational services, including vocation schools (82);
 - (14) Repair services (76);
 - (15) Automotive dealers and gasoline service stations (55);

- (16) Personal services (72);
 - (17) Business services (73);
 - (18) Residential homes, as defined in Section 110.477;
 - (19) Amusement game center;
 - (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, laboratories and clinics(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) Automotive repair, services, and parking (75);
 - (28) Towing service;
 - (29) 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. [Amended by Ordinances 02-05 and 04-16]
- (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]

153.550. 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]

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

- (A) Uses which serve the needs of the community and surrounding rural area or the traveling public:
 - (1) Community center;
 - (2) Residential homes, as defined in Section 110.477;
 - (3) Private ambulance service (8099);
 - (4) Recreational vehicle park as defined in Section 110.466 (703);
 - (5) Boat, camper and trailer storage areas or lots (see Specific Conditional Uses, Section 120.030);
 - (6) Manufactured home parks (when developed pursuant to provisions of PCZO Section 119.150 (A));
 - (7) 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);
 - (8) Communications tower, as provided in Section 112.135 (48). [Amended by Ordinance 04-09]
- (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; and
- (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) Performance theater (783);
 - (8) Kennels (boarding and raising animals);
 - (9) Miniature golf course;
 - (10) Athletic club, club house (7991)(7997);
 - (11) Dance hall, ballroom (791);
 - (12) Summer recreational camp;
 - (13) Swimming Pools;
 - (14) Boat sales and service;
 - (15) Utilities, secondary truck parking and material storage yard;
 - (16) Auto racing track;

- (17) U-Haul concrete mix store (5032);
 - (18) Cabinet shop and sales firm (see Specific Conditional Uses, Section 119.150(E));
 - (19) Cottage Industry Home Occupations (see Section 116.040); and
 - (20) 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
Rickreall Unincorporated Community Commercial Properties Inventory
Building Size Inventory
January 2001

#	Tax Lot	Map#	Acres	Dwelling	Zone	Owner	Use	Building Size sq. ft.	Buildable
1	200	7.4.30C	0.84	1	CG	HANSON B M	1920 dwelling (Historic)		
2	300	7.4.30C	0.22		CG	CONRAD IRENE VERA, DECLARATION	Vacant		
3	400	7.4.30C	0.12		CG	CONRAD IRENE VERA, DECLARATION	Vacant		
4	500	7.4.30C	0.19		CG	CONRAD IRENE VERA, DECLARATION	Vacant		
5	600	7.4.30C	0.4	1	CG	CONRAD IRENE VERA, DECLARATION	1930 dwelling		
6	700	7.4.30C	1.42	1	CG	CONRAD IRENE VERA, DECLARATION	1925 dwelling (Historic)		
7	5803	7.4.30C	1	1	CG	ROCHA DANNY L & DORIS M	1925 dwelling		
8	400	7.4.30CA	0.92	1	CG	BRIEDWELL JAMES & T CHRISTINE	1916 dwelling (Historic)		
9	500	7.4.30CA	3.3		CG	RICKREALL FARM SUPPLY, INC	Farm Supply/Gas Station-Garage	6,000 /3,584 - 20,232	
10	600	7.4.30CA	0.36	1	CG	RICKREALL FARM SUPPLY, INC	1926 dwelling (Historic)		
11	700	7.4.30CA	0.3		CG	MEIER PLUMBING, INC	Retail store	2,132	
12	800	7.4.30CA	0.32		CG	HEDGES FRANK J & MARILYN A	Rickreall Mini market	3,960	
13	900	7.4.30CA	1.28	1	CG	RICKREALL FARM SUPPLY, INC	1930 dwelling (Historic)		
14	2700	7.4.30CA	0.11	1	CG	POTTER ROGER S	1945 dwelling		
15	2800	7.4.30CA	0.2	1	CG	BELL KATHERINE A & POTTER ROGE	1952 dwelling		
16	2900	7.4.30CA	0.4	1	CG	SEIPP MARTHA K & KENNETH LYNN	1920 dwelling		
17	3000	7.4.30CA	0.69		CG	KINGERY DOUGLAS F	Automotive Repair	3,456	
18	200	7.4.31	3.85	2	CR	CAUDILLO MANUEL SR	1940 & 1935 dwellings		
19	202	7.4.31	1.54	1	CR	FALK PAPROCKI JOINT TRUST	Farrol's restaurant / 8 Unit Offices	5,111 / 2,982	
20	500	7.4.31	1.9	2	CG	TABER A LLOYD & PATRICIA ANN	1900 dwelling, mnf. Home		
21	1600	7.4.31	0.12		CR	STATE OF OREGON, DEPARTMENT OF	Highway		
22	1200	7.5.25D	1.01		CG	JACOB DAVID E	RV retail sales Inds. / Storage	4,800	

This table was 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 of the subject property.

[Amended by Ordinance 04-16]