

CHAPTER 153

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

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153.010. PURPOSE AND INTENT. The purpose of the Eola 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 Eola.

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

153.020. SMALL-SCALE, LOW-IMPACT USES. Uses listed under Section 153.040(C) or Section 153.060(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 153.040(C) or Section EOLA 153.060(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.

153.030. 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.

153.040. 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. [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]

153.050. 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]

153.060. 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) 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).
- (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) 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
Eola Unincorporated Community Commercial Properties Inventory
January, 2001

Number	Tax Map ID	Location	Uses	Size (acres)	Bldg. Size (sq. ft.)
1	7425B 1900	4785 Highway 22-Eola	Miscellaneous retail (59)/ not in operation & residence	7.60	1632 + 1 dwelling
2 ¹	7425B 2000	Highway 22-Eola	Vacant	6.12	Vacant
3	7425C 400	4800 Highway 22-Eola	Business offices of the firm or operations	1.33	3,480
4	7425D 1200	Highway 22-Eola	Vacant	0.96	Vacant
5	7425D 2300	Highway 22-Eola	Vacant	0.46	Vacant
6	7425D 2400	4305 Highway 22-Eola	Residence	0.86	1 dwelling
7	7425D 2500	4355 Highway 22-Eola	Residence	0.47	1 dwelling
8	7425D 3300	4645 Highway 22-Eola	Residence	0.48	1 dwelling
8	7425D 3400	4655 Highway 22-Eola	Residence	0.48	1 dwelling
10	7425D 4100	Highway 22-Eola	Vacant	1.03	Vacant
11	7425D 4300	4350 Highway 22-Eola	Residence	1.08	1 dwelling
12	7425D 4400	Highway 22-Eola	Processing facilities for farm or forest products (20, 24)	0.67	Outside storage
13	7425D 4500	Highway 22-Eola	Vacant	0.31	Vacant
14	7425D 4501	4344 Highway 22-Eola	Residence	0.27	1 dwelling
15	7425D 4700	4310 Highway 22-Eola	Residence	0.60	1 dwelling
16	7425D 4800	Highway 22-Eola	Vacant	0.24	Vacant
17	7425D 4900	4250 Highway 22-Eola	Eating and drinking places (58) & 1 apartment/ not in operation	0.57	6,880 + 1575 apartment
18	7426 3003	5322 Highway 22-Eola	Gasoline service station (55)	0.48	Convenience store: 2,050
19	7426 3100	5292 Highway 22-Eola	Residence + 2 vacant commercial buildings	2.00	Building 1: 1,143 Building 2: 1092 + 1 dwelling
20	7426 3200	5232 Highway 22-Eola	Residence	2.00	1 dwelling
21	7426 3300	5152 Highway 22-Eola	Fruit store and vegetable market (54)/ Dwelling used as a miscellaneous retail (59)/ Eating and drinking place (58)	5.70	Fruit stand: 1,188 Coffee stand: 128 Dwelling used as antique shop: 1,636
22	7426A 1400	Highway 22-Eola	Vacant	0.30	Vacant
23	7426A 1500	Highway 22-Eola	Special trade construction contractors (17)	0.88	Office: 508
24	7426A 1600	214 52 nd Avenue-Eola	Residence	1.80	1 dwelling
25	7426A 2400	Highway 22-Eola	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	0.39	2,120
26	7426A 2500	Highway 22-Eola	Vacant	0.30	Vacant
27	7426A 2600	5135 Highway 22-Eola	Farm or forest implement and equipment sales	1.21	Commercial storage Building: 4,480 + 1 dwelling

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 for the subject property.

¹ **The subject property was rezoned to Eola Unincorporated Community Industrial Commercial by PA 03-04, ZC 03-02, and Ordinance (Insert ordinance number and date of ordinance adoption).**