

SECTION 3.020: RURAL COMMERCIAL ZONE (RC)

- (1) **PURPOSE:** The purpose of the RC zone is to permit a moderate level of commercial activities to serve the commercial needs of rural areas, and tourist areas. Commercial uses in the RC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the RC zone because it:
 - (a) Is needed;
 - (b) Is physically capable of being developed;
 - (c) Can obtain access to a public road without causing traffic hazards or congestion;
 - (d) Will not cause significant conflicts with nearby residential uses; and
 - (e) Has sufficient land area to accommodate off-street parking.

- (2) **USES PERMITTED OUTRIGHT:** In the RC zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
 - (a) General retail trade establishments such as grocery stores, drug stores, or hardware stores, provided that such establishments do not require over 15 parking spaces.
 - (b) Business, government, professional, and medical offices, financial institutions, and libraries requiring less than 15 parking spaces.
 - (c) Eating and drinking establishments, excluding drive-in or fast food restaurants.
 - (d) A single-family dwelling, manufactured or mobile home for the owner of an active business located on the same lot or parcel.
 - (e) Mobile home or recreational vehicle used during the construction of a use for which a building or placement permit has been issued.
 - (f) Swimming, tennis, racquetball, or other similar facilities.
 - (g) Signs, subject to Section 4.020.
 - (h) Dwelling unit or units accessory to an active commercial use, located above the first story.
 - (i) Bed and breakfast enterprise.

- (j) Public park and recreation uses.
 - (k) Miniature Golf Course.
 - (l) Temporary produce stand- Not to exceed 45 days.
- (3) USES PERMITTED CONDITIONALLY: In the R C zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) General retail trade establishments such as grocery stores, drug stores, and hardware stores, that require 25 parking spaces or fewer.
 - (b) Sales and service activities requiring a large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery and marine craft; the storage of construction, plumbing, heating, paving, electrical and painting materials; and parking for trucks as part of a construction or shipping operation.
 - (c) Warehousing, including mini-storage.
 - (d) Animal hospitals, kennels or other animal boarding facilities.
 - (e) Lodges, clubs, or meeting facilities for private organizations.
 - (f) Temporary mobile kitchen units.
 - (g) Light industries.
 - (h) One-family dwelling,
 - (i) Mobile home or recreational vehicle.
 - (j) Churches and schools.
 - (k) Community meeting buildings and associated facilities.
 - (l) Hospitals, sanitariums, rest homes, and nursing homes.
 - (m) Fire and ambulance stations.
 - (n) Utility substations and power transmission lines.
 - (o) Towers for communications, wind energy conversion systems, or structures having similar impacts.

- (p) Water supply and treatment facilities, and sewage treatment plants.
 - (q) Foster family home accommodating six or more children or adults.
 - (r) Recreational campgrounds without full hook-up requiring community septic system.
 - (s) Off-site advertising sign.
 - (t) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
- (4) STANDARDS: Land divisions and development in the RC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the RR zone.
 - (b) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.
 - (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).
 - (d) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
 - (e) All uses shall meet off-street parking requirements as provided in Section 4.030.
 - (f) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
 - (g) The maximum building height for commercial structures shall be 35 feet except on ocean or bay frontage lots, where it shall be 24 feet, higher structures may be permitted as a conditional use in accordance with Article VI.
 - (h) Scale of Commercial uses:
 - a. Outside an unincorporated community, the use shall not exceed a total of 3,000 square feet of floor area per use within a building(s)

- b. Outside an unincorporated community a lawfully established use that existed prior to the adoption of this Section (December 4, 2002) may be expanded to occupy a maximum of 3,000 square feet of floor area, or an additional 25% of the floor area currently occupied, whichever is greater.