

## **SECTION 3.410     "RC" Rural Commercial**

- A. Purpose: The "RC" Rural Commercial Zone is intended to provide for a wide variety of commercial housing and related activities. This designation is designed for application in exception areas outside Urban Growth Boundaries of incorporated cities and community boundaries of acknowledged unincorporated communities. Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "RC" Rural Commercial Zone shall make application for a site plan review, and comply with the following regulations.
- B. Permitted Uses: In the "RC" Rural Commercial Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards:

Any new commercial service, or retail use, listed in section C of this zone that will be located entirely within an existing, lawfully erected commercial building or structure, demonstrating compliance with off-street and public parking and loading area requirements in Chapter 4.

- C. Uses Permitted Subject Site Plan Review: In the "RC" Rural Commercial Zone The following small scale low impact commercial uses or any combination of these uses and their accessory uses are permitted in a building or buildings not exceeding 3,500 sq. ft. of floor space when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in Chapter 10 – Fire Safety Standards, Chapter 20 - Site Plan Review, and this Chapter:
1. Retail or service business.
  2. Eating or drinking establishment.
  3. Offices.
  4. Veterinary clinic and kennel entirely within an enclosed building.
  5. Studio.
  6. Public garage, including usual automobile repairs and servicing enclosed within the building that, when within fifty (50) feet of an "A-1" or "R" zone, there shall be no openings in the building walls facing the boundaries of an "A-1" or "R" zone other than stationary windows, except where such building walls abut streets or alleys.
  7. Residential use in the same building as an allowed use.
- D. Uses Permitted Conditionally: In the "RC" Rural Commercial Zone, the following small scale low impact commercial uses or any combination of these uses and activities and

their accessory building or buildings, not exceeding cumulative floor area of 3,500 square feet, are permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in Chapter 5, Chapter 10 – Fire Safety Standards, and this section:

1. Automobile service stations.
2. Wind energy conversion system subject to the provisions of Chapter 19 (Standards for Energy Facilities).
3. Utility facilities necessary for public service, except landfill.
4. Recreational Vehicle Park.
5. Church.
6. Place of public assembly, stadium, auditorium, recreation building or natatorium.
7. Public or semi public buildings.
8. Commercial amusement establishments when enclosed in a building (stadium, theatre, bowling alley, theatre).
9. Public or private school.
10. Child care center.
11. Parks, athletic fields, playgrounds or community centers owned by a governmental or non profit agency or community organization.
12. Medical center.
13. Water supply or treatment facility.

D. Property Development Standards

1. Property Size - The minimum property size for development shall be determined based on the amount of area required for proper sanitation, off-street parking, maintenance of setbacks and compatibility with adjacent uses.
2. Setbacks:
  - a. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with

- a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.
- b. Side Yard - Where the side of a lot or parcel in a "C-1" zone abuts the side of an "A-1" or an "R" zone, there shall be a side yard of not less than seven (7) feet. In all cases, on a corner lot or parcel, there shall be a side yard setback of ten (10) feet from exterior side property lines for corner building sites. In other cases, a side yard for commercial buildings shall not be required.
  - c. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line.
3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
  4. Height - Maximum height for all structures shall be thirty-five (35) feet. Height is measured from average grade.
  5. Stream Setbacks - All structures or similar permanent fixtures shall be set back from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.
  6. Floodplain - Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740, Flood Hazard Overlay.
  7. Signs - Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
    - a. Signs shall be limited to business identification and or goods and services manufactured and or sold on the premises.
    - b. No sign shall project above the building.
    - c. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage and shall be placed flat against the walls of the buildings with the exception of athletic field scoreboards which shall be the minimum size necessary for the intended purpose.
    - d. Signs shall not be placed upon walls or surfaces abutting an "A-1" or an "R" zone.
    - e. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.

- f. Flashing, digital, electronic, and LED (light emitting diode) signs shall be prohibited except as is necessary for athletic scoreboards.
  - g. Signs capable of movement shall be prohibited.
  - h. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.
8. Parking - Off-street parking shall be provided in accordance with Chapter 20.
9. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. The exterior of shielding and hooding materials shall be composed of nonreflective opaque materials.
10. New Driveways – All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.