

ARTICLE 19A

(CRS) Rural Service Center Commercial

SECTION 3.19A.000 Purpose

The Rural Service Center Commercial classification is intended to provide a variety of commercial uses which enhance a rural community's viability and livability. It is also intended to provide for development that results in rural employment opportunities. Commercial activities in this zone generally consist of small scale low impact uses which serve the community and surrounding rural area.

SECTION 3.19A.050 Permitted Uses, Small Scale Low Impact

In the CRS zone, the following small scale low impact commercial uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 4,000 sq. ft. of floor space and are subject to the general provisions and exceptions set forth by this ordinance.

1. Business and/or professional office.
2. Medical and/or dental clinic.
3. Veterinary clinic.
4. Grocery store.
5. Antique, art, gift, handicraft, novelties or other similar stores and second hand stores if conducted wholly within an enclosed building.
6. Laundromat.
7. Restaurant, café or delicatessen.
8. Automobile service station, provided that greasing and tire repairing are performed completely within an enclosed building.
9. Clubs or lodges, fraternal and religious associations.
10. Household goods, building materials (including retail sale of lumber products) and hardware stores.
11. Storage of personal property not used for commercial purposes.
12. Seed and garden supplies, agricultural supplies and machinery sales store.
13. Nurseries (landscape items).

14. Retail sales of previously prepared products.
15. Places of amusement: such as billiard parlors, taverns, bowling alleys, dance halls and games of skill and science.
16. Retail stores and business uses similar to those listed as permitted uses in this Article.

SECTION 3.19A.100 Permitted Uses, Generally

In the CRS zone, the following commercial uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Public and semi public buildings and uses, subject to the development standards of the PR classification.
2. Parks, playgrounds or community centers, subject to the development standards of the PR classification.
3. Single family residence in conjunction with a permitted use.
4. A dwelling above a commercial structure.

SECTION 3.19A.150 Uses Permitted With Standards

In the CRS zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance:

1. Motels, subject to the following criteria:
 - a. New motels up to 35 units may be allowed if the community in which the motel is to be located is at least 10 miles from the urban growth boundary of any city adjacent to the I-5 Freeway, regardless of its proximity to any other urban growth boundary; and
 - b. New motels shall be served by a community sewer system, as that term is defined in OAR 660-22-010(2).
2. Mobile Home Parks, subject to the provisions of Article 51.
3. Recreational Vehicle Park, subject to provisions of Article 39.

SECTION 3.19A.200 Property Development Standards

1. **Area:**
 - a. No standard established, except that:

- i. the building site shall be of sufficient size to accommodate on-site sewer and water systems, unless such systems are to be provided by a public provider or can be accessed by easement; and,
 - ii. for residential uses, the standards of the 1R zone shall apply.
- 2. **Coverage:** No more than 60% of the property shall be covered by all buildings located thereon.
- 3. **Setbacks:**
 - a. Front Yard: No structure other than a fence or sign shall be located closer than 15 feet from the front property line. In the case of a corner property, there shall be a requirement of 15 feet along the abutting side street.
 - b. Side yard: No side yard is required between commercial structures. Side yards may be used for access drives or walks and off-street parking.

For residential uses, no structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior lots and 10 feet from exterior side property lines for corner building sites.
 - c. Rear Yard: No rear yard setback is required when abutting a commercial or industrial designated parcel. When not abutting a commercial or industrial parcel, no structure other than a fence or sign shall be located closer than 10 feet from the rear property line.
 - d. Vision Clearance: Vision clearance on corner properties shall be a minimum of 20 feet.
 - e. Resource Land: Any development which has a yard area abutting a Goal 3 or Goal 4 resource zone shall have no structures other than a fence or sign located closer than 25 feet from the Goal 3 or Goal 4 designated land.
- 4. **Height:** Maximum height of any structure shall be 35 feet.
- 5. **Signs:**
 - a. No sign shall have a total area of more than 50 sq. ft.
 - b. Moving or flashing signs are prohibited.
 - c. No sign shall project above the height of the tallest structure on the property.

6. **Parking:** Off-street parking shall be provided in accordance with Article 35.
7. **Access:**
 - a. Prior to construction, the applicant shall receive a road access permit from the Douglas County Public Works Department or the state Department of Transportation.
 - b. Access improvements may be required for uses authorized in the CRS zone. Such improvements shall be directly related to the impact of the use on adjacent properties and vehicular movement.
8. **Resource Management Covenant:** If the parcel on which a new development is proposed is contiguous to a resource zone outside of the rural community, a nonexclusive resource management covenant shall be filed by the property owner with the County Clerk prior to development authorization. Such covenant shall specify that owners of adjacent and nearby resource land shall have: 1) the right to conduct forest operations consistent with the Forest Practices Act and Rules; 2) the right to conduct normal farming practices; and, 3) the right to extract aggregate or rock resources on their properties and that the owner (and subsequent owners) of the subject property waive all rights to object to legal resource management activities.