

SECTION 3.328: NESKOWIN RECREATION MANAGEMENT ZONE (NeskRM)

- (1) **PURPOSE:** The purpose of the NeskRM zone is to designate areas for public and private parks and day-use facilities, including such areas that contain significant natural or scenic values. The NeskRM zone is intended to accommodate the type of recreational developments that preserve an area's natural values; it is not intended for intensive recreational developments that do not retain substantial open space on the property.
- (2) **USES PERMITTED OUTRIGHT:** In the NeskRM zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance:
  - (a) Maintenance and operation of existing structures and facilities.
  - (b) Recreational improvements and additions necessary to serve the same numbers and densities of visitors served by the existing facilities, provided that off-site impacts are not increased. Such facilities include picnic areas, playgrounds, pavilions, maintenance buildings, tennis courts, and swimming pools.
  - (c) Utility lines, excluding power transmission lines.
  - (d) Fish and game management.
- (3) **USES PERMITTED CONDITIONALLY:** In the NeskRM zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this Ordinance:
  - (a) Primitive campgrounds and group lodging facilities such as dormitories for visitors, but not including commercial motels, hotels, or group cottages.
  - (b) Single- or multiple-unit dwellings or residential quarters for caretakers and staff members necessary to serve existing facilities.
  - (c) Marinas or mooring areas.
  - (d) Primary wood processing.
  - (e) Water treatment facilities and sewage treatment plants.
  - (f) Utility substations and power transmission lines.

- (g) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (h) A single-family residential structure on a legally created parcel that is at least 5 acres in size.
- (4) STANDARDS: Land divisions and development in the NeskRM zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) Recreational developments shall retain substantial open space on the property.
  - (b) Master plans for improvements in the NeskRM zone may include any of the permitted or Conditional Uses listed in this zone. The Planning Department or Commission shall review the Master Plan according to the procedures and criteria of Article VI and this section. Master plans for a recreation area shall plan for a period not to exceed ten years. Such approvals would allow all uses provided in the plan except those that require further information or review due either to lack of plan detail or the applicability of additional Ordinance criteria or standards. Any changes to the plan which would not affect visitor capacity or increase off-site impacts may be approved by the Director. All other changes or amendments shall be reviewed as required by this Section.
  - (c) The minimum lot size shall be 40 acres. The Director may approve a smaller lot size according to the provisions of Article VI, provided that forest resource and coastal shoreland resource values are maintained in the vicinity.
  - (d) Confirmation of water service availability from the Neskowin Regional Water District, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.