

# Cloverdale Community Plan Tillamook County, Oregon

December 18, 2002

Tillamook County Board of Commissioners

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# Executive Summary

## Planning Overview

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. The Rural Communities Rule (OAR 660-22) requires planning for Unincorporated Communities. Cloverdale is classified as a Rural Community, one of twelve Unincorporated Communities in Tillamook County that meet the state's criteria. As part of its Periodic Review, The Tillamook County Department of Community Development has undertaken planning for each of these communities. Planning for four of the county's five Urban Unincorporated Communities and one Rural Community occurred first, in the late 1990's.

Planning for Cloverdale and the county's remaining Urban Unincorporated Community, five Rural Communities and one Rural Service Center began in 2000, with the adoption of Unincorporated Community Boundaries. In March and April of 2002, Community Development staff conducted a Community Survey by mail and held a Community Meeting in Cloverdale. The complete results of these community involvement measures are available in Appendices B and C.

## Community Profile

The community of Cloverdale is located on the banks of the Nestucca River, 4 miles inland from the Pacific Ocean. Cloverdale straddles the Oregon Coast Highway, U.S. Route 101, 18 miles south of Tillamook. The town is predominately residential, with a commercial district along the highway. Cloverdale's economy is based in the dairy, forestry, and tourism industries.

## Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified three community goals for Cloverdale:

**Goal 1:** Cloverdale will be an attractive, safe and clean small town.

**Goal 2:** Cloverdale will have a thriving business district supported by local residents and travelers.

**Goal 3:** Cloverdale will be surrounded by outstanding, protected natural resources.

Each goal is supported by several County policies.

## Community Zoning

The community uses five different zoning designations. There are three different residential zones, Community Single Family Residential (CSFR), Community Low Density Urban Residential (CR-1) and Community Medium Density Urban Residential (CR-2). Community Commercial (CC) is the commercial zone, and Community Industrial (CI) is the industrial zone.

# Chapter 1: Planning Overview

## 1.1 The Planning Process

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. A court decision ruled that Oregon counties had to plan for their unincorporated communities. The Oregon Land Conservation and Development Commission adopted the Rural Communities Rule (OAR 660-22) in 1994 in order to comply with the ruling of the court.

Tillamook County has identified twelve Unincorporated Communities that meet the state's criteria. Cloverdale has been classified as a Rural Community. The other communities identified in the county are:

### Urban Unincorporated Communities:

- Barview-Watseco-Twin Rocks
- Neahkahnie
- Netarts
- Oceanside
- Pacific City

### Rural Communities:

- Beaver
- Cloverdale**
- Hebo
- Idaville
- Neskowin
- Siskeyville

### Rural Service Center:

- Mohler

The Tillamook County Department of Community Development has undertaken planning for each of these communities. The department has included these efforts as part of its periodic review tasks. Planning for four of the county's five Urban Unincorporated Communities and one Rural Community occurred first, in the late 1990's. Each community went through a separate planning process guided by a committee in each community. Planning for the county's remaining Urban Unincorporated Community, five Rural Communities and one Rural Service Center began in 2000. The planning processes involved in creating and adopting the Unincorporated Community Boundaries and Community Plans are detailed in the rest of this chapter.

## 1.2 The Unincorporated Community Boundary

The Unincorporated Community Boundaries for Cloverdale and several other Rural Communities were determined through a public process in 2000 and 2001. The County adopted the boundaries in 2001. Cloverdale's adopted Unincorporated Community Boundary contains 262 acres of land. Appendix A contains a map of the Unincorporated Community Boundary.

## 1.3 The Community Survey

In March and April of 2002, Community Development staff conducted a community survey. All registered property owners within the Unincorporated Community Boundary received a survey in the mail. The survey asked four questions of residents:

1. What do you feel is the most important issue facing Cloverdale?
2. What one thing would you like to change about Cloverdale in the next 20 years?
3. What is your favorite thing about Cloverdale?
4. What is your least favorite thing about Cloverdale?

76 surveys were mailed out to property owners and staff and community members distributed additional surveys. Six surveys were returned to Community Development. Appendix B contains the responses in detail. The most popular themes to come out of the surveys are summarized below:

### *What do you feel is the most important issue facing Cloverdale?*

The most common response was traffic and speeding through town. The next most common response regarded the shrinking economy and the need for more family wage jobs. Other responses dealt with the deteriorating school building and loose dogs.

### *What one thing would you like to change about Cloverdale in the next 20 years?*

Responses centered around revitalization, with suggestions for new businesses including a gas station, cleaning up the town, and bringing a fiber optic line into town. Several respondents specifically wanted to make Cloverdale more inviting for visitors.

### *What is your favorite thing about Cloverdale?*

Respondents overwhelmingly liked the small town atmosphere, setting, and natural beauty of the area.

### *What is your least favorite thing about Cloverdale?*

Respondents cited problems with a lack of economic activity, problems with crime and police protection, having to travel long distances to do many activities, the poor appearance of the town. Other responses included loose dogs, noisy traffic, and unreasonable prices.

## 1.4 Community Open House

On April 25, 2002, Community Development staff held an open house for the Cloverdale community to discuss the community plan. Staff held the open house at Nestucca High School in Cloverdale. Staff notified citizens of the open house through a mailing to all property owners within the Unincorporated Community Boundary along with a community survey (see section 1.2). Notice of the meeting was also placed in the Headlight-Herald newspaper. Over twenty people attended the meeting.

At the meeting, staff briefly introduced those present to the process, and solicited suggestions. A snow card technique was used to gather suggestions for changes in Cloverdale. Respondents were asked to write down what they most would like to change about Cloverdale in the next 20 years. Appendix C contains the responses in detail. A summary of the most popular themes to come out of the snow cards and ensuing discussion is below:

- Attractive storefronts along the highway
- More commercial activity
- Public wayside with restrooms
- More job opportunities
- Highway improvements
- Sewer system extensions

# Chapter 2: Community Profile

## 2.1 Historic Information

Members of the Killamook tribe originally inhabited the area where Cloverdale is located today. White settlement of the area began in the late 19th century. Settlers moved into the area to take advantage of farming and lumbering opportunities. Cloverdale was founded and named by Charles Ray. The town became a center for forestry and agriculture. In more recent times, Cloverdale has begun to see some renewal as increased recreational traffic in the area has brought new opportunities. According to *Oregon Geographic Names*, Cloverdale was named after Cloverdale, California, where Charles Ray occasionally visited.

## 2.2 Community Form

The community of Cloverdale is located on the banks of the Nestucca River, 4 miles inland from the Pacific Ocean. Cloverdale straddles the Oregon Coast Highway, U.S. Route 101, 18 miles south of Tillamook. The town is predominately residential, with a commercial district along the highway. Route 101 runs along the Nestucca River from the northeast and to the south through town, with a major curve in the center of the business district. A block east of this curve, Route 101 intersects Old Woods Road, which crosses the Nestucca River and heads to the north.

There are 156 acres within the Cloverdale Unincorporated Community Boundary. Of these, 137 acres are in residential areas, 11 acres are in commercial zones, and 8 acres are zoned for industrial uses. Commercial uses in Cloverdale include several shops, a farm store, a grocery, a hardware store, a pharmacy, several restaurants and repair shops. Cloverdale is also home to a high school, churches, a fire station, a County road maintenance facility and a post office. The residential areas are urban to rural in character. The housing stock is mostly 20 years old or older.

## 2.3 Economics

Cloverdale's economy, like that of the rest of the county, rests on the dairy, forestry, and tourism industries. The Cloverdale area supports a number of dairy farms, providing employment for farming families and various support businesses. The Tillamook County Creamery Association maintains a farm store in the Cloverdale business district. Cloverdale also contains businesses catering to travelers passing through on the highways or stopping to enjoy nearby outdoor recreational opportunities.

## 2.4 Buildable Land

Tillamook County completed a Buildable Lands Inventory in 2001. The information gathered during the inventory process provides the County with an estimate of how much more residential development can occur within the Unincorporated Community Boundary.

Within the community's 137 acres of residential land, there are 143 parcels, 96 of which are developed. Commercially zoned land was not included in the Buildable Lands Inventory analysis. Assuming a varying minimum lot size of between 10 acres and 5,000 square feet, 640 more residential parcels could be created. Adding the current 47 vacant residential parcels and multiplying the by standard 0.75 coefficient, the Buildable Lands Inventory determined that 515 potential residential lots could be developed in Cloverdale. A smaller minimum lot size would allow for a greater number of potential lots.

## 2.5 Public Facilities

The Cloverdale Water District and the Cloverdale Sanitary District provide areas of Cloverdale with water or sewer services, respectively. The Cloverdale Water District currently serves approximately 114 hookups. The Sewer District currently serves approximately 90 hookups. Both districts are currently in the process of updating their System Development Charges and beginning to work on a new water and sewer plan. Each district employs 2 personnel.



## Chapter 3: Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified three community goals for Cloverdale. Each of these goals is supported through specific policies that the county should work toward implementing in all its activities.

**Goal 1:** Cloverdale will be an attractive, safe and clean small town.

**Goal 2:** Cloverdale will have a thriving business district supported by local residents and travelers.

**Goal 3:** Cloverdale will be surrounded by outstanding, protected natural resources.

**Goal 1:** Cloverdale will be an attractive, safe and clean small town.

Policy 1.1: The County recognizes the importance of local community groups and organizations and will support community groups and organizations in Cloverdale in their community-building activities.

Policy 1.2: The County will work with community groups and organizations, business and property owners and agencies to improve the general appearance of Cloverdale.

Policy 1.3: The County will work with the Oregon Department of Transportation to improve the function of Route 101 within Cloverdale in order to make auto traffic travel at appropriate speeds and improve safety for pedestrians and bicyclists.

Policy 1.4 The County recognizes the small town character of Cloverdale and will work with community groups and organizations, business and property owners and agencies to maintain and enhance Cloverdale's small town character.

Policy 1.5: The County will continue to work to provide Cloverdale and surrounding areas with high quality law enforcement services.

Policy 1.6: The County will work with community groups and organizations, property owners and agencies to secure land for parks and waysides in Cloverdale.

**Goal 2:** Cloverdale will have a thriving business district supported by local residents and travelers.

Policy 2.1: The County will work with business and property owners to improve the appearance of properties in Cloverdale's business district.

Policy 2.2: The County will work with community groups and organizations, business and property owners and agencies to create a supportive environment for new and existing local businesses in Cloverdale.

Policy 2.3: The County will work with the Oregon Department of Transportation to improve the appearance and function of Route 101 within Cloverdale in order to support healthy businesses along the highway.

Policy 2.4: The County will work with the Oregon Department of Transportation, community groups and organizations, business and property owners and agencies to provide appropriate, adequate and convenient parking for travelers and customers of local businesses.

Policy 2.5: The County will work with community groups and organizations, business and property owners and agencies to create family wage job opportunities in and around Cloverdale.

Goal 3: Cloverdale will be surrounded by outstanding, protected natural resource lands.

Policy 3.1: The County will continue to protect productive farm and forest lands surrounding Hebo from incompatible development.

Policy 3.2: The County will work with agencies, groups and organizations to conserve and improve outdoor recreational activities near Cloverdale.

# Chapter 4: Community Zoning

## 4.1 Zoning Overview

Zones present in Cloverdale:

Community Single Family Residential (CSFR)

Community Low Density Urban Residential (CR-1)

Community Medium Density Urban Residential (CR-2)

Community Commercial (CC)

Community Industrial (CI)

	<b>Zoning</b>	<b>CSFR</b>	<b>CR-1</b>	<b>CR-2</b>	<b>CC</b>	<b>CI</b>	<b>Total</b>
1	<b>Total Acreage</b>	19	91	27	11	8	156
2	<b>Minimum Lot Size (sq. ft.)</b>	20,000	7,500	5,000	*	*	*
3	<b>Existing Lots</b>	4	120	19	27	11	181
4	<b>Developed Lots</b>	3	79	14	22	7	125
5	<b>Vacant Lots</b>	1	41	5	*	*	47
6	<b>Maximum Additional Lots</b>	19	408	213	*	*	640
7	<b>Gross Total (Rows 5+6)</b>	20	449	218	*	*	687
8	<b>Net Total (Row 7 X 0.75)</b>	15	337	163	*	*	515

\* Not Applicable

## 4.2 Constraints on Development

Cloverdale's main constraints to development are some moderate to steep slopes and related geological hazards. Because Cloverdale has a community sewage treatment system, development is not constrained by the limitations of onsite sewage disposal systems.

## 4.3 Public Services and Facilities

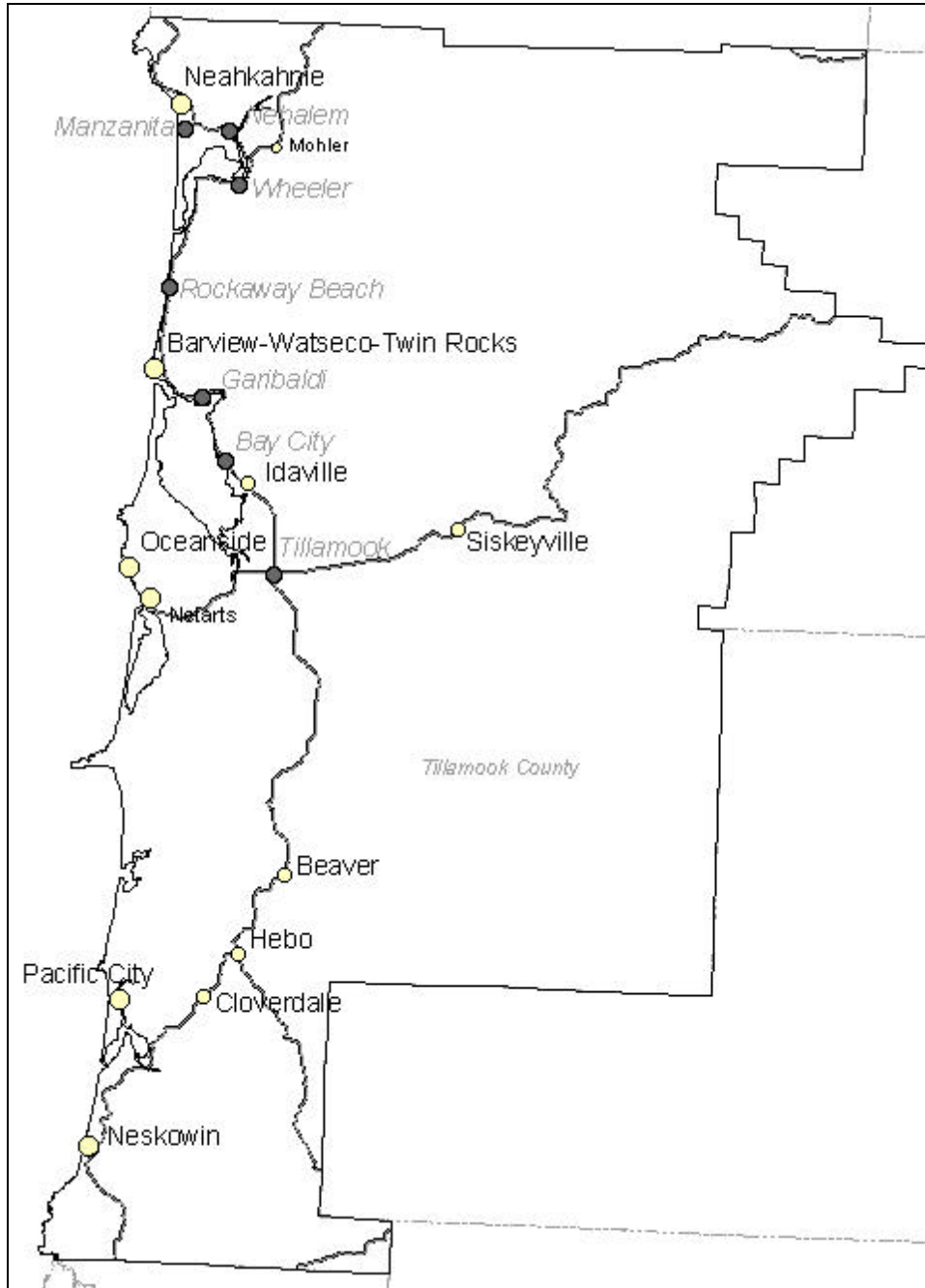
Cloverdale has a community water system and a community sewage treatment system. Both have adequate capacity to serve additional development.

## 4.4 Development Patterns and Potential

Cloverdale has many small lots, but most are already developed. The community's greatest potential for residential development lies in the division and development of a few larger vacant or underdeveloped holdings. Cloverdale has 25 residential lots larger than one acre. The largest, with 11.76 acres, has CR-2 zoning. Several lots of comparable size are zoned CR-1. These larger, mostly vacant lots and the higher density allowed there create a potential for several hundred more homesites in Cloverdale. The community has 19 acres zoned for commercial and industrial uses. Residential uses are allowed on some of the 38 lots in these zones. However, more than three-fourths of these commercial and industrial lots already are developed.

# Appendix A: Maps

Sections 22, 23, 26 and 27 of Township 4 South, Range 10 West



## Appendix B: Community Survey Results

What is the most important issue facing Cloverdale?

- How to promote a vital economy in a shrinking economic phase.
- South Tillamook County become one Chamber Commerce. Low Police Patrols & Pet law enforcement. Speeding through city on 101. School Deterioration
- Speed and noise of traffic, on highway and side roads 2. Loose dogs damaging & fouling private property
- Speeding traffic not only on Hwy 101 through Cloverdale but on residential streets- to and from High School. Stop the wild parties at the VFW Hall- Drinking & Drugs- Please not in my back yard!
- The Economy- No industry, i.e. Timber, Fishing, -> Bad Idea: No Dredging -> Flooding ruins economy, drives people away, keeps people from coming, worried about roads, washouts, etc. etc.
- The traffic through town
- There isn't enough income. We need family wage jobs

What one thing would you change about Cloverdale?

- Better economy, more community action and involvement, A gas station would help! Tourists need & want one, they'd be more apt to want to come this way, Signage into Cloverdale Not just for Hebo, Newport (or) Tillamook!
- Clean up some of the junker cars and parking on residential sidewalks blocking access to homes and the Catholic Church. Abandoned cars left in the area and trailers. Keep dogs tied or penned up instead of running loose.
- Enforced leash laws for dogs, penalties for irresponsible dog owners.
- Incorporate City. Repair Schools
- Make it more attractive visually. Perhaps pick a theme, give economic incentives and clean and spruce the place up. Make it a place people want to come and see and do business. Make it user friendly with decent sidewalks and parking areas, crosswalks.
- The Fiber Optic line needs to come through town
- Thriving businesses in town... a bakery, gas station, deli/fast food shop, antiques stores, resale boutiques, art studio, retail shops, etc

## What is your favorite thing about Cloverdale?

- Beautiful setting- no make the most of it.
- Community attitude
- Rural, quiet, beauty, nature, pace, and people. Yes, I understand industry, gas station, etc. Would change the "pace"- but this community is withering away yearly.
- Small hometown community with people who care about their neighbors and try to help each other. Are considerate of others & strive to keep our children safe.
- Small size & Friendly People. Good Water & Sewer facilities
- Small town advantages- low crime rate, nice neighbors
- The environment. Clean air, pure water, living trees & flowers & fields, thriving livestock.. PEACEFULNESS.

## What is your least favorite thing about Cloverdale?

- Having to drive half an hour to run errands, to earn a living and for family entertainment.
- Horrible cow pasture smells 2. Loose dogs 3. Noisy speeding cars (hasn't anyone heard of a muffler?)
- It looks dumpy. Clean it up; Theme it out; Open it up for business; Make the most of the beautiful setting. Then advertise to your consumer market (i.e.: Portland/Salem areas). Provide riverside walks/fishing areas.
- Lack of Police protection
- Low Tourism Attraction
- People moving in and not respecting others and dealing drugs out of their homes. Blocking residential streets with all their drug customers- High School traffic speeding and causing so much trouble and noise.
- Unreasonable prices (a coastal thing to scalp the tourists but gauges the locals tho are always here!) 2. Our economy- no real job opportunities, no reason for graduates to want to "build" here other than their ties of family.

## Appendix C: Community Meeting Responses

What one thing would you change about Cloverdale?

- Attractive (repaired) storefronts with active businesses (no vacancies) 2. Gas station
- Defined & vital commercial core including furniture building. Public facility, river overlook w/ restrooms
- Gas station
- Highway 101 Exude prosperity
- Highway 101 improved, or bypassing Cloverdale
- More local job opportunities
- More open retail shops & parking for larger vehicles
- More retail businesses with more incentive put in by the county
- No changes
- Parking. Day Use Park. More use of the river.
- Recreation, IE park, playground, skatepark. Something for the youth.
- Sewer services to Misty Drive
- The Sewer and Water district to have the same boundaries.
- Utilize the vacant buildings

# Appendix D: Community Zoning

## SECTION 3.032: COMMUNITY-INDUSTRIAL ZONE (CI)

- (1) **PURPOSE:** The purpose of the CI zone is to accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties. Land is suitable for the CI zone if it:
  - (a) Is needed;
  - (b) Is physically capable of accommodating heavy industrial activities;
  - (c) Has access to transportation routes capable of accommodating heavy traffic;
  - (d) Is buffered from residential areas so as not to create conflicts; and
  - (e) Is or can be adequately served by public utilities and services.
- (2) **USES PERMITTED OUTRIGHT:** In the CI zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance:
  - (a) Light industries.
  - (b) Heavy industries.
  - (c) Sales and service activities requiring 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.
  - (d) Warehousing, including mini-storage, wholesaling, truck dispatch, or storage facilities.
  - (e) Rock quarries, and the mining and processing of sand, gravel, peat and other earth products.
  - (f) Farm uses, including aquaculture, and forest uses.
  - (g) Energy resource exploration and extraction.
  - (h) Public park and recreation uses.
  - (i) Utility substations and power transmission lines.



- (j) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (k) Sanitary landfills, waste transfer stations or processing facilities, and recycling centers.
  - (l) Water supply and treatment facilities and sewage treatment plants.
  - (m) Airports.
  - (n) Dwellings for caretakers or watchmen that are accessory to an established use, including mobile home or recreational vehicle.
  - (o) Mobile homes or recreational vehicles used during the construction of a use for which a building permit has been issued.
  - (p) Signs, subject to Section 4.020.
  - (q) Off-Site Advertising Sign.
- (3) **USES PERMITTED CONDITIONALLY:** In the CI zone, except as provided in Subsection (2) (q) of this Section, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this Ordinance:
- (a) Industries with exceptionally heavy environmental impacts according to State Department of Environmental Quality standards.
  - (b) Mining and processing activities not specifically listed in Section 3.032 (2).
  - (c) Power generating facilities.
  - (d) Business, government, or professional offices.
  - (e) Convention facilities, including motels and restaurants.
  - (f) Fire or ambulance stations.
  - (g) Schools.
  - (h) Community meeting buildings and associated facilities.
  - (i) Temporary mobile kitchen units.
  - (j) Auto wrecking yards.

- (k) Recreational campground, provided that in addition to the conditional use criteria contained in Section 6.040 the following criteria are met and/or applied as conditions if approval is granted.
  - 1. The proposed development will not conflict with any existing or emerging patterns of industrial development;
  - 2. Permanent facilities and structures are limited so that they can easily be removed to accommodate an industrial siting; and,
  - 3. Periodic review of the decision shall be conducted by the County Planning Staff to determine if a need is present for the subject parcel to be converted to industrial use.
- (l) Correctional facility.
- (4) STANDARDS: Land development in the CI zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
  - (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
  - (b) Building heights shall not exceed 75 feet.
  - (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
  - (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.
  - (e) Maximum industrial use floor area:
    - a. A total of 10,000 square feet of floor area per except for the primary processing of raw material produced in rural areas, where there is no square footage of floor area per use limitation.
    - b. Standard for Existing Industrial Uses: Lawfully established uses that existed on or before the date of this ordinance (\*\*\*\*\*), not otherwise listed in the zone, are allowed outright and shall not be classified as non-conforming uses.
    - c. A lawfully established use that existed on (December 4, 2002) may expand to occupy 10,000 square feet of floor area within a building(s) or an additional 50% of floor area currently occupied, whichever is greater.

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**SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)**

- (1) **PURPOSE:** The purpose of the CSFR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Community Single Family Residential use is located within an unincorporated community boundary and is physically capable of having homesites.
- (2) **USES PERMITTED OUTRIGHT:** In the CSFR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
  - (a) Single-family dwelling.
  - (b) Mobile or Manufactured Home.
  - (c) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Farm uses, including aquaculture.
  - (f) Forest uses.
  - (g) Roadside stands for produce grown on the premises.
  - (h) Signs, subject to Section 4.020.
  - (i) Electrical distribution lines.
- (3) **USES PERMITTED CONDITIONALLY:** In the CSFR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.
  - (a) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to CSFR/PD zoned property located within a community growth boundary.
  - (b) Mobile or manufactured home, in those areas identified in Section 5.160 as being subject to special mobile/manufactured home standards, which do not comply with those standards.

- (c) Cottage industries.
- (d) Recreational vehicle where not allowed outright by Section 5.130.
- (e) A temporary real estate sales office.
- (f) Churches and schools.
- (g) Accessory structures or accessory uses without an on-site primary structure.
- (h) Nonprofit community meeting buildings.
- (i) Cemeteries.
- (j) Fire or ambulance stations.
- (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (l) Public utility facilities, including substations and transmission lines.
- (m) Mining, quarrying, and the processing and storage of rock, sand, gravel, peat, or other earth products; on a contiguous ownership of 10 or more acres.
- (n) Small-scale primary wood processing facilities, such as a shake mill, chipper, or stud mill, on a contiguous ownership of 10 or more acres.
- (o) Rural industries on a contiguous ownership of 10 or more acres.
- (p) Mobile or Manufactured Home park on a contiguous ownership of 10 or more acres.
- (q) Foster family homes accommodating six or more children or adults.
- (r) Bed and breakfast enterprise.
- (s) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050.
- (t) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.
- (u) 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.

- (v) Home occupations according to the provisions of Section 4.140 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size is 20,000 for permitted uses.
  - (b) The minimum lot width and depth shall both be 100 feet.
  - (c) The minimum front yard shall be 20 feet.
  - (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
  - (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
  - (f) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
  - (g) Livestock can be located closer than 100 feet to a non-farm residential building on an adjacent lot only if one of the following conditions are met:
    - 1. The location of the livestock is a nonconforming use according to the provisions of Article VII of this Ordinance.
    - 2. The property has been taxed at the farm use rate during three of the past five year.
    - 3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article VI of this Ordinance.
  - (h) No residential structure shall be located within 50 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.

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SECTION 3.022: COMMUNITY COMMERCIAL ZONE (CC)

- (1) **PURPOSE:** The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. Land that is suitable for the RC zone is suitable for the CC-2 zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.
- (2) **USES PERMITTED OUTRIGHT:** In the CC zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) General and specialty retail trade establishments.
  - (b) Personal and business services such as barbers, tailors, printers, funeral homes, shoe repair shops, upholsterers, and cleaners.
  - (c) Business, government, professional, and medical offices; financial institutions; and libraries.
  - (d) Animal hospitals, kennels and similar animal boarding facilities.
  - (e) Retail establishments requiring drive-in facilities such as gas stations, bank drive-up windows, and fast food restaurants.
  - (f) Sales and service activities requiring 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.
  - (g) Shopping centers.
  - (h) Warehousing, including mini-storage.
  - (i) Eating and drinking establishments.
  - (j) Lodges, clubs, or meeting facilities for private organizations.
  - (k) Motels, hotels, and cabin camps.
  - (l) A single-family dwelling, manufactured or mobile home for the owner of an active business located on the same lot or parcel.

- (m) Mobile or manufactured homes or recreational vehicles used during the construction or placement of a use for which a building or placement permit has been issued.
  - (n) Community meeting buildings and associated facilities.
  - (o) Schools.
  - (p) Water supply and treatment facilities.
  - (r) Off-site advertising signs.
  - (s) Dwelling units accessory to an active commercial use, when located above the first story.
  - (t) Bed and breakfast enterprises.
  - (u) Swimming.
  - (v) Public park and recreation uses.
  - (w) Temporary produce stand- Not to exceed 45 days.
- (3) **USES PERMITTED CONDITIONALLY:** In the CC 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) One or two-family dwelling not associated with an active business.
  - (b) Light industries.
  - (c) Multifamily dwellings, including townhouses, and condominiums.
  - (d) Mobile home or recreational vehicle.
  - (e) Hospitals, sanitariums, rest homes, and nursing homes.
  - (f) Fire and ambulance stations.
  - (g) Utility substations and power transmission lines.
  - (h) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (i) Commercial amusement or entertainment establishments.

- (j) Sewage treatment plants.
  - (k) Recreational campground.
  - (l) Foster family home accommodating six or more children or adults.
  - (m) Temporary mobile kitchen units.
  - (n) Mixed Use Developments subject to Section 4.130.
  - (o) Mobile/Manufactured Home Park.
  - (p) 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.
  - (q) Car wash.
  - (r) Outdoor Retail
- (4) STANDARDS: Land divisions and development in the CC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot dimensions and yard setbacks, and the maximum building heights for structures containing only residential uses, shall be the same as in the R-3 zone.
  - (b) In the CC zone, motels, hotels, and cabin camps shall be considered a commercial use.
  - (c) 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.
  - (d) 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)
  - (e) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
  - (f) All uses shall meet off-street parking requirements as provided in Section 4.030.
  - (g) Buildings shall not exceed 45 feet in height.



- (h) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
  - (i) Maximum Floor Area Per Use: Individual uses shall not exceed 4,000 square feet of gross floor area.
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### SECTION 3.012: COMMUNITY LOW DENSITY URBAN RESIDENTIAL ZONE (CR-1)

- (1) **PURPOSE:** The purpose of the CR-1 zone is to designate areas for low-density single-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.
- (2) **USES PERMITTED OUTRIGHT:** In the CR-1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) Single-family dwelling.
  - (b) Farm and forest uses.
  - (c) Home occupations according to the provisions of Section 4.140 of this ordinance.
  - (d) Public park and recreation areas.
  - (e) Public utility lines.
  - (f) Mobile home, manufactured home or recreational vehicle used during the construction of a use for which a building permit has been issued.
  - (g) Signs, subject to Section 4.020.
- (3) **USES PERMITTED CONDITIONALLY:** In the CR-1 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) Two-family dwelling.
  - (b) Planned developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.

- (c) Churches and schools.
  - (d) Nonprofit community meeting buildings and associated facilities.
  - (e) Utility substations and power transmission lines.
  - (f) Swimming, tennis, racquetball and similar facilities.
  - (g) Golf courses and associated facilities.
  - (h) A temporary real estate sales office.
  - (i) Fire and ambulance stations.
  - (j) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (k) Water supply or treatment facilities or sewage treatment plants.
  - (l) Aquaculture facilities.
  - (m) Cottage industries.
  - (n) Accessory structures or uses without an on-site primary structure.
  - (o) Cemeteries.
  - (p) Foster family homes accommodating six or more children or adults.
  - (q) Bed and breakfast enterprise.
  - (r) Temporary placement of a mobile home or recreational vehicle to be used because of Health Hardship subject to Section 6.050.
  - (s) 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.
  - (t) Home occupations according to the provisions of Section 4.140 of this ordinance.
- (4) **STANDARDS:** Land divisions and development in the CR-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size for permitted uses shall be 7,500 square feet, except that the minimum lot size for a two-family dwelling shall be 10,000 square feet. Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.
- (b) The minimum lot width shall be 60 feet.
- (c) The minimum lot depth shall be 75 feet.
- (d) The minimum front yard shall be 20 feet.
- (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
- (f) The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.
- (g) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article VIII.
- (h) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.

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**SECTION 3.014: COMMUNITY MEDIUM DENSITY URBAN RESIDENTIAL ZONE (CR-2)**

- (1) **PURPOSE:** The purpose of the CR-2 zone is to designate areas for medium-density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the CR-2 zone has public sewer service available, and has relatively few limitations to development.
- (2) **USES PERMITTED OUTRIGHT:** In the CR-2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
  - (a) One or two-family dwelling.
  - (b) Farm and forest uses.
  - (c) Public park and recreation uses.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Public utility lines.

- (f) Mobile homes or recreational vehicles used during the construction of a use for which a building permit has been issued.
  - (g) Signs, subject to Section 4.020.
- (3) **USES PERMITTED CONDITIONALLY:** In the CR-2 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) Three or four-family dwelling.
  - (b) Planned Development subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single-family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
  - (c) Mobile or manufactured homes subject to the exception contained in Section 5.160.
  - (d) Churches, schools, and colleges.
  - (e) Nonprofit community meeting buildings and associated facilities.
  - (f) Utility substation and power transmission lines.
  - (g) A temporary real estate sales office.
  - (h) Cemeteries.
  - (i) Hospitals, sanitariums, rest homes, and nursing homes.
  - (j) Swimming, tennis, racquetball and similar facilities.
  - (k) Accessory structures and accessory uses without an on-site primary use.
  - (l) Fire and ambulance stations.
  - (m) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (n) Water supply and treatment facilities and sewage treatment plants.
  - (o) Temporary mobile kitchen units.
  - (p) Cottage industries.

- (q) Foster family homes accommodating six or more children or adults.
  - (r) Bed and Breakfast enterprise.
  - (s) Temporary placement of a mobile home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
  - (t) Golf course.
  - (u) Mobile/Manufactured Home Park.
  - (v) 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.
  - (w) Home occupations according to the provisions of section 4.140 of this s Ordinance.
- (4) STANDARDS: Land divisions and development in the CR-2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single-family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single-family dwelling. A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.
  - (b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 65 feet.
  - (c) The minimum lot depth shall be 75 feet.
  - (d) The minimum front yard shall be 20 feet.
  - (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
  - (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.

- (g) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article VIII.
- (h) Livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.