

# Hebo Community Plan Tillamook County, Oregon

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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. Hebo 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 Hebo 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 Hebo. The complete results of these community involvement measures are available in Appendices B and C.

## Community Profile

The community of Hebo is located on the banks of Three Rivers just before it joins the Nestucca River, 5 miles inland from the Pacific Ocean. Hebo surrounds the junction of the Oregon Coast Highway, U.S. Route 101 and the Three Rivers Highway, Oregon Route 22. The town is predominately residential, with a small commercial area in the center of town. Hebo's economy is primarily 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 four community goals for Hebo:

- Goal 1:** Hebo will be an attractive, safe and clean small town.
- Goal 2:** Hebo will have parks and other community gathering spaces.
- Goal 3:** Hebo will be surrounded by outstanding protected natural resources.
- Goal 4:** Hebo will have a thriving business district supported by local residents and travelers.

Each goal is supported by several County policies.

## Community Zoning

The community uses three different zoning designations. Community Single Family Residential (CSFR) is the residential zone and Community Commercial (CC) is the commercial zone. The Community Public (CP) zone will be applied to a 19-acre addition to the Hebo Unincorporated Community Boundary and will allow specific public and not-for-profit uses.

# 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. Hebo 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 Hebo and several other Rural Communities were determined through a public process in 2000 and 2001. The County adopted the boundaries in 2001. Hebo's adopted Unincorporated Community Boundary contains 122 acres of land. An additional 19 acres are to be added with the adoption of this plan, for a total of 141 acres. 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 Hebo?
2. What one thing would you like to change about Hebo in the next 20 years?
3. What is your favorite thing about Hebo?
4. What is your least favorite thing about Hebo?

76 surveys were mailed out to property owners and staff and community members distributed additional surveys. 12 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 Hebo?*

The majority of responses were directed toward cleaning up the town. Respondents identified junk, abandoned cars, and general shabbiness as important issues. Other issues included the increasing service costs, crime, and traffic.

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

Respondents continued the theme of cleaning up, with suggestions including restoring older structures and planting trees and flowers. Responses also included creating more businesses and community spaces and parks.

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

Many of the responses focused on the natural character of the surrounding area, followed by Hebo's location at a crossroads, small town atmosphere, and favorite local businesses and services.

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

Responses continued to focus on the poor appearance of the town. Some responses decried a lack of pride and community in the town and in individual properties. Other responses dealt with noise and lack of businesses and services.

## 1.4 Community Open House

On April 16, 2002, Community Development staff held an open house for the Hebo community to discuss the community plan. Staff held the open house at the U.S. Forest Service Hebo Ranger District Offices in Hebo. 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 forty 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 Hebo. Respondents were asked to write down what they most would like to change about Hebo 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:

Cleaning up, revitalizing the town

Restoring run-down structures, particularly the Hebo Inn

Encouraging business development, particularly a gas station

Providing park space, activities for children

Creating a community center

# Chapter 2: Community Profile

## 2.1 Historic Information

Members of the Killamook tribe originally inhabited the area where Hebo 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. The town became a center for forestry and agriculture at the junction of two highways. As timber harvests slowed, however, Hebo fell into decline. In more recent times, Hebo has begun to see a renewal as increased recreational traffic in the area has brought new opportunities. According to *Oregon Geographic Names*, Hebo is named after nearby Mount Hebo. The name of Mount Hebo was derived from Mount "Hevo," which probably came from the original "Heave Ho."

## 2.2 Community Form

The community of Hebo is located on the banks of Three Rivers just before it joins the Nestucca River, 5 miles inland from the Pacific Ocean. Hebo surrounds the junction of the Oregon Coast Highway, U.S. Route 101 and the Three Rivers Highway, Oregon Route 22. The town is predominately residential, with a small commercial area in the center of town. Route 101 runs from the north and to the southwest through the town, with a major curve in the center of the business district. At this curve, Route 101 meets Route 22, which runs to the east along the Three Rivers.

There are currently 122 acres within the Hebo Unincorporated Community Boundary. Of these, 98 acres are in residential areas with the remaining 24 acres in commercial zones. 19 Acres are to be added to the Unincorporated Community Boundary. Commercial uses in Hebo include several stores, an auto maintenance shop, a tavern and a restaurant. Hebo is also home to a church, post office, ranger station, and maintenance yard for the Oregon Department of Transportation. The residential areas are rural in character. Large lots are common. The housing stock is mostly 20 years old or older.

## 2.3 Economics

Hebo's economy, like that of the rest of the county, rests on the dairy, forestry, and tourism industries. The Hebo area supports a number of dairy farms, providing employment for farming families and various support businesses. Hebo is home to the Ranger Station for the Hebo Ranger District of the Siuslaw National Forest. Hebo 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 98 acres of residential land, there are 47 parcels, 37 of which are developed. Since much of the commercially zoned land was already developed, it was not included in the Buildable Lands Inventory analysis. Assuming a minimum lot size of 20,000 square feet, 168 more residential parcels could be created. Adding the current 10 vacant residential parcels and multiplying the by standard 0.75 coefficient, the Buildable Lands Inventory determined that 133 potential residential lots could be developed in Hebo. A smaller minimum lot size would allow for a greater number of potential lots.

## 2.5 Public Facilities

The Hebo Joint Water/Sewer Authority (Hebo JWSA) provides areas of Hebo with water and sewer services. Development has been constrained in recent years due to a lack of wastewater treatment capacity. The Hebo JWSA is currently in the process of updating their sanitation and water facilities to meet current demand and provide capacity for future growth.



## 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 four community goals for Hebo. Each of these goals is supported through specific policies that the county should work toward implementing in all its activities.

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

**Goal 2:** Hebo will have parks and other community gathering spaces.

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

**Goal 4:** Hebo will have a thriving business district supported by local residents and travelers.

**Goal 1:** Hebo 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 Hebo 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 Hebo.

**Policy 1.3:** The County will work with the Oregon Department of Transportation to improve the function of Routes 22 and 101 within Hebo 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 Hebo and will work with community groups and organizations, business and property owners and agencies to maintain and enhance Hebo's small town character.

**Policy 1.5:** The County will work with community groups and organizations, business and property owners and agencies to conserve and restore historic structures in Hebo.

**Goal 2:** Hebo will have parks and other community gathering spaces.

**Policy 2.1:** The County will work with property owners, community groups and organizations and agencies to secure land for parks in Hebo.

**Policy 2.2:** The County will work with property owners, community groups and organizations and agencies to provide multi-purpose spaces for community gatherings in Hebo.

**Policy 2.3:** The County will work with community groups and organizations, business and property owners and agencies to create rest areas for travelers in or around Hebo.

Goal 3: Hebo 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 the U.S. Forest Service and other agencies, groups and organizations to conserve and improve outdoor recreational activities near Hebo.

Policy 3.3: The County will work with the Oregon Department of Fish and Wildlife and other agencies, groups and organizations to continue fish hatchery operations on Three Rivers or its tributaries.

Goal 4: Hebo will have a thriving business district supported by local residents and travelers.

Policy 4.1: The County will work with business and property owners to improve the appearance of properties in the business district.

Policy 4.2: 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 Hebo.

Policy 4.3: The County will work with the Oregon Department of Transportation to improve the appearance and function of Routes 22 and 101 within Hebo in order to support healthy businesses along the highways.

# Chapter 4: Community Zoning

## 4.1 Zoning Overview

Zones present in Hebo:

Community Single Family Residential (CSFR)

Community Commercial (CC)

Community Public (CP)

	<b>Zoning</b>	<b>CSFR</b>	<b>CC</b>	<b>CP</b>	<b>Total</b>
1	<b>Total Acreage</b>	98	24	19	141
2	<b>Minimum Lot Size (sq. ft.)</b>	20,000	*	*	*
3	<b>Existing Lots</b>	47	44	1	92
4	<b>Developed Lots</b>	37	*	*	37
5	<b>Vacant Lots</b>	10	*	*	10
6	<b>Maximum Additional Lots</b>	168	*	*	168
7	<b>Gross Total (Rows 5+6)</b>	178	*	*	178
8	<b>Net Total (Row 7 X 0.75)</b>	133	*	*	133

\* Not Applicable

## 4.2 Constraints on Development

Hebo has moderate physical constraints to development: some steep slopes, and some limitations from wet soils.

## 4.3 Public Services and Facilities

Development right now is tightly constrained by infrastructure limitations: both the community water system and sewer system are at capacity. However, efforts are under way to develop additional capacity. When it becomes available, Hebo will have greater potential for residential development.

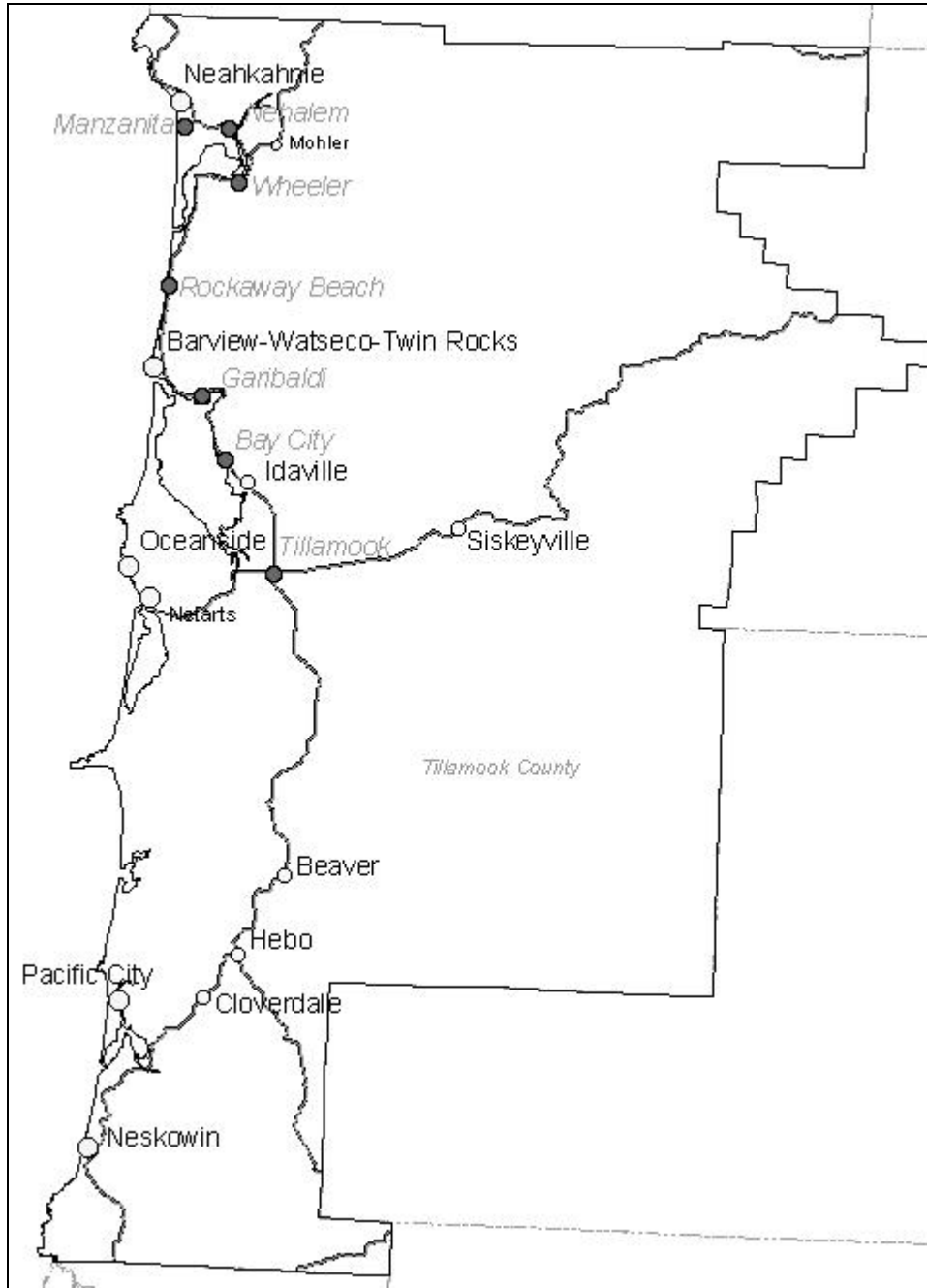
## 4.4 Development Patterns and Potential

More than three-fourths of Hebo's residential lots now have some development on them. Hebo has many large residential lots: there are twenty-two lots with areas greater than one acre. Together, these larger, mostly undeveloped lots have 87 acres of land that could be divided into lots as small as 20,000 square feet. The community thus has a gross potential for 178 residential lots. Assuming that access and development constraints would limit development by 25 percent, the community has a net potential for 133 home sites.

Residential development is also permitted in the CC zoning that has been applied to 24 acres of land in Hebo. Most of the CC properties have already been developed, however For that reason, the Buildable Lands Inventory does not count any of the CC land in evaluating the community's potential for future residential development.

# Appendix A: Maps

Sections 10-14, 22, and 23 of Township 4 South, Range 10 West.



## Appendix B: Community Survey Results

What is the most important issue facing Hebo?

- Clean Up Area- Get rid of junk cars at junction, tear down Hebo Inn
- Cleanup our town- especially the old Hebo Inn restaurant. And stop parked cars under the Shilo Inn Sign. Because of the litter they through out & no one cleans up - but I- and now I quit! Who's in charge of that property?
- Currently there is essentially no business community and very limited infrastructure. Moreover, "affordable" housing consists of trailer parks- all of this engenders a transient and apathetic population base. This is not conducive to any type of growth.
- Get rid of drug dealers. Preserving out farmland & managing our forest in a prudent manner. Put in a gas station Hebo or Cloverdale
- -Improved low-income housing, which is desperately needed (what's there now- trailer facilities- need much improvement) -Improvement of Hebo Inn and its vicinity - Improvement of Hebo Creamery (keep it!) and vicinity.
- Rising cost of water & sewer. People can't afford to live here.
- Start enforcing the speed zone through town. Set up photo radar.
- The Hebo Inn, The Trailer Park
- The sewer system. I live alone and pay about \$70.00 a month. Higher than any other place in Tillamook Co. (outrageous)
- The water & sewer rates are too high
- Too many dumpy cars parked at corner. Hebo Inn needs finishing.

What one thing would you change about Hebo?

- (sewer system) Hebo Inn- Make it into a nice restaurant- A gas station. A place for children to play.
- A new restaurant, where the old run down building now exists and is an ugly sight
- Both the Trailer Park and the Mobile Home Park could stand a great deal of cleaning up.
- -Economic improvement- addition of 2 or 3 viable, thriving businesses -More green space
- Either tear down or restore the building (Hebo Inn) Maybe put in a gas station
- Have the sewer & water system in good shape & have the rates more in line with other communities.
- I would like to see a more vibrant & healthy business community. I would like to see the fire department here and a "sheriff" presence, along with a housing alternative to "trailer parks."
- Intersection of Highway 101 Highway 22. Plant trees & flowers in Downtown area. Have Paint available for lower income people to paint houses
- Put speed bumps on Highway 22 to the Forest Service building. Incorporate so the county will have to give us some of our tax money back.
- Reduce the speed to 25 miles per hour and stop the Jake brakes through town.
- Some colorful flowers. Restore Cheese Factory- community center? Neighborhood watch. Playground.

## What is your favorite thing about Hebo?

- All the nice things no longer exist.
- Hebo is perfectly situated to allow one to go East, North or South to larger cities. The weather here is actually nicer than to the north or right on the coast.
- It's a nice small community
- Post Office
- River- Fish Hatchery- People
- Small town charm
- The Baumgartner Auto Repair Shop & having a nicely run Post Office
- -The fact that it is a junction (crossroads)- The potential for being an interesting place for people to visit. -Highway 22 along the river is beautiful, as you approach Hebo.
- The quaintness of it all. We pretend to nothing but what we are (a small town). Everyone is friendly we've all known each other for over fifty years ( a lot of us anyway)
- The slow pace of life
- Three Rivers, The fish hatchery, The Hebo Ranger Station

## What is your least favorite thing about Hebo?

- Hebo Inn Eyesore 2. Drug Dealers
- Dumpy cars
- Jake brake noise twenty four hours a day.
- Junk cars of Highway Junction corner- Lack of Pride in homes. No gas station for "miles."
- -Looks economically depressed (it is), run down and uncared for. -Lacks sense of community.
- No gas station
- Right now the town looks as though it is dying. Our sewer & water service is very limited.
- The junk cars on the street in front of the Hebo Inn
- The lack of pride in some of the people. Not keeping their businesses & houses clean and well cared for.
- The store has too many signs. It distracts from the building. A place next to the river could add to its character. Of course the state of the Hebo Inn.
- The ugly sight of the Hebo Inn restaurant and the Building that used to be Bones Grocery Store, is an ugly sight, half the Building is gone & the other half there & messy

## Appendix C: Community Meeting Responses

What one thing would you change about Hebo?

- Area for small shops such as antique shops. Service areas. Small park area for travelers with restrooms.
- Business revitalization
- Buy and restore creamery- Historical landmark?
- Clean it up!
- Clean up abandoned buildings & run down areas.
- Cleaned up
- Cleaner looking "town center"
- Commercial district defined on Highway 101 by slowing down traffic using pedestrian friendly traffic calmers i.e. sidewalks, bumpouts "A Main Street Runs Through It"
- Either restore the Hebo Inn or demolish it. Maybe put a gas station in its place. Get rid of drug dealers
- Figure out how to take care of the sewer system- outrageous!
- Flourishing Businesses. No junk cars. Gas station. Pretty corner with plants/flowers.
- Gas station
- Gas station. Clean up the town
- Hebo inn reopened or taken down
- Hebo looks so shabby- would like to see Hebo cleaned up
- Hebo needs a park. Our prime economic asset is the highways. There is little or no place for visitors, and a park can help to make Hebo a destination. Our children need a park. We need a park!
- I would like there to be a community center in place.
- I would like to see a service station return to Hebo
- I'd like to see changes in community. Fire stations, order for buildings
- I'd like to see the eyesore looking Hebo Inn building either burnt down or fixed up & let' s see a good restaurant in Hebo
- Improve and develop- parks- Housing.
- More activities for local children, i.e. baseball fields, basketball court, playground & activity center.
- More increased population & homes. Businesses & parks for kids.
- Property Improvements
- See no need for much change
- We need a community center, open to all.
- What can be done about the vacant buildings

# Appendix D: Community Zoning

## SECTION 3.024: COMMUNITY PUBLIC USE ZONE (CP)

- (1) **PURPOSE:** The purpose of the CP zone is to designate areas for public uses in unincorporated communities. The zone is intended to accommodate public service, recreational and open space needs of the community, surrounding rural areas, and visitors.
- (2) **USES PERMITTED OUTRIGHT:** In the CP zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) Not-for-profit child daycare facilities.
  - (b) Community meeting buildings and associated facilities.
  - (c) Fire and ambulance stations.
  - (d) Public and semipublic buildings, structures and uses essential to the physical, social, cultural and economic welfare of the area.
  - (e) Public park and open space uses, including rest areas and waysides.
  - (f) Public recreational facilities, including playing fields.
- (3) **STANDARDS:** Land divisions and development in the CP zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
  - (a) 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.
  - (b) Structures shall be either constructed on the property line or setback at least 3 feet.
  - (c) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
  - (d) All uses shall meet off-street parking requirements as provided in Section 4.030.
  - (e) Buildings shall not exceed 35 feet in height.
  - (f) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.



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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.