

Siskeyville Community Plan Tillamook County, Oregon

December 18, 2002

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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. Siskeyville 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 occurred first, in the late 1990's.

Planning for Siskeyville and the county's four other Rural Communities, Rural Service Center, and remaining Urban Unincorporated Community 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 Siskeyville. The complete results of these community involvement measures are in Appendix B.

Community Profile

Siskeyville is a small community located approximately eight miles east of the town of Tillamook on Oregon Highway 6. It is a linear community consisting mainly of lots adjoining the highway and the northern bank of the Wilson River. Siskeyville is a quiet community, which takes pride in nearby natural resources such as the Wilson River and State and private forests.

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 identified community goals for Siskeyville:

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

Goal 2: Siskeyville surrounded by outstanding protected natural resources.

Each goal is supported by several County policies.

Community Zoning

Siskeyville consists of (133) acres zoned Community Single Family Residential (CSFR) and 18 acres zoned Community Commercial (CC).

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. Siskeyville has been classified as a Rural Community. The other communities identified in the county are:

Urban Unincorporated Communities:

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

Rural Communities:

- Beaver
- Cloverdale
- Hebo
- Idaville
- Neskowin

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 five of the county' s Urban Unincorporated Communities occurred first, in the late 1990' s. Each Urban Unincorporated Community went through a separate planning process guided by a committee in each community. Planning for four of the county' s five Rural Communities, one Rural Service Center and remaining Urban Unincorporated Community 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 Siskeyville and the other Rural Communities were determined through a public process in 2000 and 2001. The County adopted the boundaries in 2001. Siskeyville' s adopted Unincorporated Community Boundary contains approximately 151 acres of land. Appendix A contains maps 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 Siskeyville?
2. What one thing would you like to change about Siskeyville in the next 20 years?
3. What is your favorite thing about Siskeyville?
4. What is your least favorite thing about Siskeyville?

59 surveys were mailed out to property owners and staff and community members distributed additional surveys. 4 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 Siskeyville?

The majority of responses were directed toward maintaining a small town atmosphere with limited government control. Respondents would like to see the natural resources of the area protected.

What one thing would you like to change about Siskeyville in the next 20 years?

Respondents commented that they would like things to remain relatively the same but with a little more culture. Many would like to see the name of the community changed, perhaps to Shengri-La.

What is your favorite thing about Siskeyville?

Many of the responses focused on the natural character of the surrounding area, followed by Siskeyville' s location and lack of "Dairy Air." One of the favorite things is the peace and quiet of the area.

What is your least favorite thing about Siskeyville?

Responses continued to focus on the name of the community, speeding of traffic, jake brakes and the lack of services such as fire and police presence in the area.

1.4 Community Open House

On May 7, 2002, Community Development staff held an open house for the Siskeyville community to discuss the community plan. Staff held the open house at the Alice' s Country House in Siskeyville. Staff notified citizens of the open house through a mailing to all property owners within the Unincorporated Community Boundary along with a community survey and advertised a notice in the Tillamook Headlight-Herald Newspaper. (see section 1.2). Approximately seventeen people from the community and nearby area attended the meeting.

At the meeting, staff briefly introduced those present to the process, and solicited suggestions. Staff opened the meeting up to comments and discussion about Siskeyville. Some topics discussed were:

Criteria for Unincorporated Community designation

Water and sewer service

Highway traffic and maintenance

Commercial development

Chapter 2: Community Profile

2.1 Historic Information

Siskeyville grew up along the banks of the Wilson River as a stop along the Wilson River Highway. The highway was first constructed in the early part of the 20th century. Siskeyville, which has been called Shengri-La in the past, developed to serve travelers passing through as well as the timber industry. Today, Siskeyville still serves travelers and the timber industry working in the surrounding forests.

2.2 Community Form

The community of Siskeyville is located north of the banks of the Wilson River approximately 8 miles east of the town of Tillamook along Highway 6. Highway 6 is one of the main eastern routes out of Tillamook County. Highway 6 connects into US Highway 101 in Tillamook, which is the main north/south route through Tillamook County. Highway 6 is a major route for commerce and tourists traveling to and from Tillamook County. East of Siskeyville towards the pass of Highway 6, the highway is located along active slide areas, which have been known to close the highway for several months.

The Wilson River is due east of Siskeyville and flows westwards. The Wilson River defines the southern boundary of Siskeyville. The Wilson River has a channel greater than fifteen (15) feet and there is a fifty (50) foot riparian protection setback for development along the river bank. There are several small tributaries which flow through the community and into the Wilson River. Fern Creek, Slide Creek, Smith Creek and Jack Creek are each less than fifteen (15) feet wide at the channel. This requires a minimum of a fifteen (15) foot riparian protection setback.

The Wilson River has been known to periodically flood over its banks. Development along the river or along one of the tributaries could potentially be subject to flood or other natural hazards associated with flood events. The Flood Insurance Rate Map, Community-Panel Number 410196-0200 A, effective August 1, 1978 shows the potential flood hazard areas.

There are no railways to Siskeyville.

The Tillamook County Sheriff's Office and the Oregon State Police provide service and protection to Siskeyville. The Tillamook Fire District provides fire protection to Siskeyville. Tillamook County General Hospital provides ambulance and hospital services to the community. School services are provided by the Tillamook School District #9.

Public utility services for Siskeyville are limited due to the location of the community and the topography of the area. Power is provided by the Tillamook People's Utility District (PUD), phone service is provided by Sprint. Recently a Fiber Optic line was placed through the community along Highway 6. The domestic water supply is provided by on-site wells on each individual parcel. Sanitary disposal is provided by on-site septic systems.

There are approximately 151 acres within the Siskeyville Unincorporated Community Boundary. The zones changing with adoption of this plan are Rural Residential (RR), which will change to Community Single Family Residential (CSFR), and Neighborhood Commercial (C-1) which will change to Community Commercial (CC). 133 acres are zoned CSFR with the remaining 18 acres designated as CC. Commercial uses in Siskeyville include a small store, restaurant and nursery. The residential areas are rural in character. Large lots are common.

2.3 Economics

Siskeyville' s economy, like that of the rest of the county, rests primarily on the tourism industry. Siskeyville area businesses rely on the traffic flow from Highway 6 tourists, recreationalists who fish the Wilson River for Steelhead or Salmon or who hunt deer and elk on nearby forest land.

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 133 acres of residential land, there are 54 parcels, 41 of which are developed. Within the community' s 18 acres of commercially zoned land, there are 13 parcels, 8 of which are developed. Assuming a minimum lot size of 20,000 square feet, 239 more residential parcels could be created. Adding the 239 current possible residential lots and multiplying the by standard 0.75 coefficient, the Buildable Lands Inventory determined that 179 potential residential lots could be developed in Siskeyville. A smaller minimum lot size would allow for a greater number of potential lots.

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 Siskeyville. Each of these goals is supported through specific policies that the county should work toward implementing in all its activities.

Goal 1: Siskeyville will be a safe, quiet rural community.

Goal 2: Siskeyville will be surrounded by outstanding protected natural resources.

Goal 1: Siskeyville will be a safe, quiet rural community.

Policy 1.1: The County recognizes the importance of local community groups and organizations and will support community groups and organizations in Siskeyville 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 safety of Siskeyville.

Policy 1.3: The County will work with the Oregon Department of Transportation to improve the function of Highway 6 within Siskeyville in order to make auto and truck traffic travel at appropriate speeds and improve safety for pedestrians and bicyclists.

Policy 1.4 The County recognizes the small rural town character of Siskeyville and will work with community groups and organizations, business and property owners and agencies to maintain and preserve the small rural community character.

Goal 2: Siskeyville will be surrounded by outstanding, protected natural resource lands.

Policy 2.1: The County will continue to protect productive farmland/forest lands surrounding Siskeyville from non-agricultural development.

Policy 2.2: The County will work with the U.S. Forest Service and other agencies, groups and organizations to conserve and improve outdoor recreational activities near Siskeyville.

Chapter 4: Community Zoning

Siskeyville has two zoning designations. They are the Community Single-Family Residential (CSFR) zone and a Community Commercial (CC) zone. There are approximately 133 acres of CSFR and 18 acres of CC zone.

Inventory of Residential Lands for Siskeyville
(Based on Data from June 2001)

Zoning	CSFR	CC	TOTAL
1 How many acres are in this zone?	133	18	151
2 What is the zone's minimum lot size?	20,000 sq. ft.	*	*
3 How many lots exist there now?	54	13	67
4 How many lots are developed now?	41	8	49
5 How many residential lots are vacant? (Row 3 - Row 4)	13	*	13
6 How many more new residential lots could be created?	226	*	226
7 What is the gross total of potential residential lots that could be developed? (Row 5 + Row 6)	239	*	239
8 What is the net total of potential residential lots that could be developed?(Row 7 X 0.75)	179	*	179

* *Not Applicable*

Constraints on Development

Siskeyville has few geological constraints to residential development, and almost all parcels adjoin Highway 6 and thereby have good access. The main constraint to development is a lack of infrastructure: Siskeyville has neither community water nor a community sewer system.

Public Services and Facilities

All sanitation is provided by onsite sewage treatment systems. Water for most properties is taken from individual wells.

Development Patterns and Potential

In terms of vacant land, Siskeyville has a very large potential for development. Although many of its CSFR lots have some development, many of those lots are quite large and could be divided. Of the 54 lots in the community, 22 exceed one acre. One property has 35 acres. These large and mostly undeveloped lots have a combined area of 115 acres. As a result, Siskeyville's CSFR lands have a gross potential for more than 200 new residential lots.

In addition, the CC zoning on Siskeyville's 18 acres of commercial lands allows residential development. Several of these commercially zoned lots are vacant or large enough to be divided.

Counting only its residentially zoned lands, Siskeyville has a gross potential for 239 residential lots. Assuming that constraints would limit develop on 25 percent of those lands, the net potential for residential development is 179 lots.

The purpose of the Community Single-Family Residential (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 has limited value for farm or forest use; it is physically capable of having homesites on small parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource zoned properties for resources production purposes. In Siskeyville the allowable parcel size is 20,000 square feet.

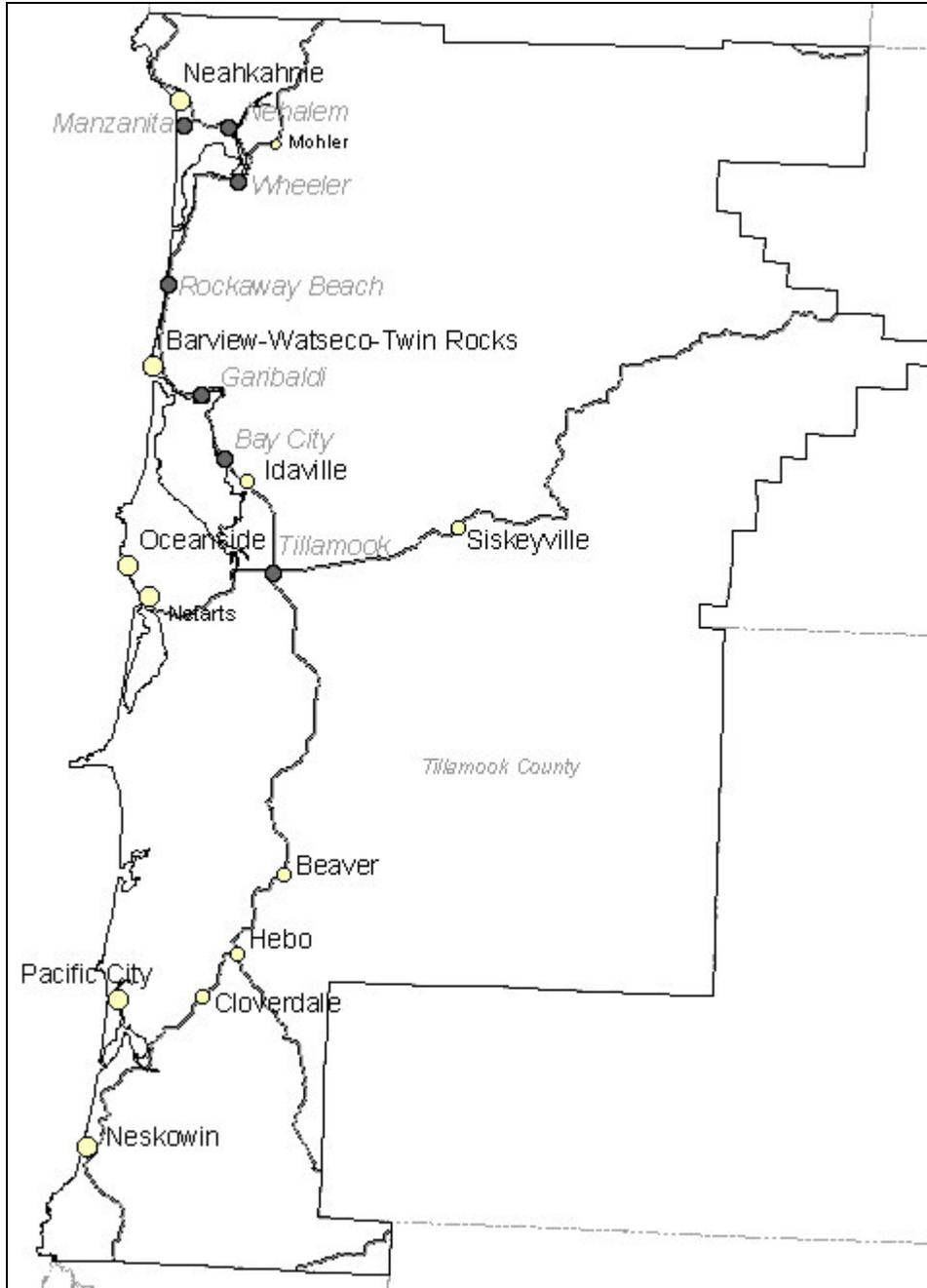
The purpose of the Community Commercial (CC) zone is to permit a moderate level of commercial activities to serve the commercial need of neighborhoods, rural areas, and tourist area. Commercial uses in the CC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas.

The zoning surrounding the community of Siskeyville is predominantly resource land. To the north and south of Siskeyville' s Unincorporated Community Boundary the zoning is Forest (F). At the western boundary the zoning is designated as Farm (F-1) and on the eastern boundary the zoning is Farm (F-1) and Small Farm and Woodlot 20-acre zone (SFW-20).

Due to the resource land, expansion and rezoning of the Unincorporated Community Boundary would be very difficult. There has been one request for a zone change from CSFR to CC within the Unincorporated Community Boundary. The parcel is located at 17050 Wilson River Highway, Tax Lot 1800, Section 8DC, Range 8 West, Township 1 South, Willamette Meridian. The parcel is approximately .5 acre in size. The parcel abuts existing CC zoned land. The parcel has historically operated as a commercial use but has retained the CSFR zone designation.

Appendix A: Maps

Sections 8, 9 and 17 of Township 1 South, Range 8 West



Appendix B: Community Survey Results

What is the most important issue facing Siskeyville?

- To remain a rural community or not.
- DLCD and State politicians trying to confiscate our streams and riverside lands on pretext of adhering to "Goal 5" Fish don' t nest on riverbanks or climb trees. They don' t need 50' to 75' setbacks.
- Defining the future characteristic of the community. It think the important issues here in this valley is protecting the old growth stands on the surrounding mountains, they' re quite rare in this area.
- I don' t know if there is one.

What one thing would you change about Siskeyville in the next 20 years?

- Nothing.
- Well, it really needs a bit of cultural flavor, perhaps an art gallery?
- Get rid of the ugly sounding, erroneous designation name of "Siskeyville"!!! "Shangri-la" used to appear on maps designation this area, due to country house café owners, the Shenks, who called their place "Shengri-La" (or some such spelling), according to (Deceased Postal Carrier) Glen Barber who delivered mail here.
- Nothing, it' s fine the way it is.

What is your favorite thing about Siskeyville?

- Being out in the country.
- Definitely the fairly unwrapped nature of the surrounding mountain forest. It' s beautiful as it is an we hop it can remain unlogged.
- Privacy, lack of obnoxious populace, lack of "Dairy Air," Road-blocking landslides up-river where we actually had some quiet nights once.
- Peace and quiet.

What is your least favorite thing about Siskeyville?

- The speed of traffic on the highway.
- The name.
- High taxation for few services like lackadaisical sheriff & state police coverage and response. Too high speed limit on Highway 6 between mile post 8 and 9. Jake breaking truckers!
- I don' t have a least favorites.

Appendix C: Community Zoning

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.

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.