

**Chapter 18.65. RURAL SERVICE CENTER - UNINCORPORATED COMMUNITY ZONE**

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**18.65.010. Purpose.**

The purpose of the Rural Service Center - Unincorporated Community Zone is to provide standards and review procedures for the development of the rural service centers of Alfalfa, Brothers, Hampton, Millican, Whistlestop and Wildhunt. The provisions of this chapter shall apply to Rural Service Centers that have been planned pursuant to OAR 660 Division 22.

(Ord. 2006-008 §6, 2006; Ord. 2002-002 §2, 2002)

**18.65.020. RSC – Commercial/Mixed Use District (Brothers, Hampton, Millican, Whistlestop and Wildhunt).**

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:
1. Single-family dwelling.
  2. Manufactured home, subject to DCC 18.116.070.
  3. Type 1 Home Occupation, subject to DCC 18.116.280.
  4. Residential home and residential facility.
  5. Two-family dwelling or duplex.
  6. Agricultural uses, as defined in Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.
  7. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
  8. Class III road and street project.
  9. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review, of this title:
1. Retail store, business office and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
  2. Residential use in conjunction with a permitted commercial use.
  3. Park or playground.
  4. Community building.
  5. Public or semipublic building or use.
  6. Highway maintenance facility.

- C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
1. Multi-family dwelling with three or more units.
  2. Church.
  3. School.
  4. Cemetery.
  5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
  6. Medical clinic or veterinary clinic.
  7. Community Center.
  8. Manufactured home park.
  9. Recreational vehicle or trailer park.
  10. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).
- D. Yard and Setback Requirements.
1. The front yard setback shall be a minimum of 20 feet from a property line fronting on a local street right of way and 50 feet from an arterial right of way.
  2. The minimum side yard setback shall be 10 feet.
  3. The minimum rear yard setback shall be 20 feet.
  4. The minimum side and rear yard setbacks for property that is adjacent to land zoned exclusive farm use shall be 50 feet.
- E. Lot Requirements.
1. Residential Uses:
    - a. The minimum lot size for residential uses in Brothers, Hampton and Millican is 2.5 acres.
    - b. Each lot shall have a minimum width of 200 feet.
    - c. Each lot must be served by an on-site well.
    - d. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.
    - e. Lot coverage for a dwelling and accessory buildings used primarily for residential purposes shall not exceed twenty-five (25) percent of the total lot area. Lot coverage for buildings used primarily for commercial purposes shall be determined by spatial requirements for sewage disposal, landscaping, parking, yard setbacks and any other elements under site plan review.
  2. Commercial and Public Uses.
    - a. The minimum lot size in Brothers, Hampton, Millican, Whistlestop and Wildhunt for a commercial use served by an on-site septic system and individual well shall be the size necessary to accommodate the use.
    - b. In Alfalfa, the minimum lot size shall be the size necessary to accommodate the use, but not less than one acre.
    - c. Each lot shall have a minimum width of 150 feet.
    - d. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.

(Ord. 2004-002 §11, 2004; Ord. 2002-028 §1, 2002; Ord. 2002-002 §2, 2002)

**18.65.21. Alfalfa RSC - Commercial/Mixed Use District.**

In Alfalfa, the following uses and their accessory uses are permitted:

- A. Uses Permitted Outright are those allowed in DCC 18.65.020 (A).

- B. Uses Permitted Subject to Site Plan Review are those allowed in DCC 18.65.020(B), with the exception of Highway maintenance facilities.
  - C. Conditional Uses Permitted are those allowed in DCC 18.65.020(C), with the exception of Multi-family dwellings and manufactured home parks.
- (Ord. 2002-002 §2, 2002)

**18.65.022. Alfalfa RSC - Residential District**

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to the applicable provisions of this chapter:
  - 1. Agricultural uses, as defined in Title 18, subject to the restrictions in DCC 18.65.021(D), and excluding livestock feed lot or sales yard, and hog or mink farms.
  - 2. Single-family dwelling, or a manufactured home subject to DCC 18.116.070.
  - 3. Two-family dwelling or duplex.
  - 4. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
  - 5. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
  - 6. Class III road or street project.
  - 7. Type 1 Home Occupation, subject to DCC 18.116.280.
- B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:
  - 1. Park or playground.
  - 2. Community building.
  - 3. Utility facility.
- C. Conditional Uses Permitted. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
  - 1. Schools.
  - 2. Medical clinic or veterinary clinic.
  - 3. Daycare facility.
  - 4. Church.
  - 5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
  - 6. Bed and breakfast inn.
  - 7. Public use.
  - 8. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- D. Yard and Setback Requirements.
  - 1. The front yard setback shall be a minimum of 20 feet from a property line fronting on a local street right of way and 50 feet from an arterial right of way.
  - 2. The minimum side yard setback shall be 10 feet.
  - 3. The minimum rear yard setback shall be 20 feet.
- E. Lot Requirements.
  - 1. The minimum lot size is 5 acres.
  - 2. The minimum average width of lots shall be 200 feet.
  - 3. Each lot must be served by an on-site well.
  - 4. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.

5. Lot coverage for a dwelling and accessory buildings used primarily for residential purposes shall not exceed twenty-five (25) percent of the total lot area. Lot coverage for buildings used primarily for commercial purposes shall be determined by spatial requirements for sewage disposal, landscaping, parking, yard setbacks and any other elements under site plan review.
- F. Limitations on uses – RSC-Residential District. The following limitation shall apply to uses permitted in the RSC – Residential District:
1. Cows, horses, goats or sheep cannot be kept on lots having an area of less than 20,000 square feet. The total number of all such animals (other than their young under the age of six months) shall be limited to the square footage of the lot divided by 20,000 square feet, which is the minimum area per animal.
  2. The number of chickens, fowl or rabbits over the age of six months shall not exceed one for each 500 square feet of land.
  3. All livestock shall be located a minimum of 100 feet away from a residential building on an adjacent lot.
- (Ord. 2004-002 §12, 2004; Ord. 2002-028 §1, 2002; Ord. 2002-002 §2, 2002)

### **18.65.023. RSC – Open Space District**

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:
1. Agricultural uses, as defined in Title 18, and excluding livestock feed lot sales yard, and hog or mink farms.
  2. Public and nonprofit agencies, museums and exhibits on lands where an exception has been granted in accordance with Oregon Administrative Rules chapter 660, Division 022.
  3. Public wildlife reserve or management area, not including structures.
  4. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
  5. Class III road or street project.
  6. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- B. Conditional Uses Permitted. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
1. Private parks, picnic areas or hunting and fishing preserves.
  2. Public parks and recreational areas owned and operated by a governmental agency or nonprofit community organization.
  3. Campground.
  4. Utility facility except landfills.
  5. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- C. Yard and Setback Requirements.
1. The front yard setback shall be a minimum of 20 feet from a property line fronting on a local street right of way and 50 feet from an arterial right of way.
  2. The minimum side yard setback shall be 10 feet.
  3. The minimum rear yard setback shall be 20 feet.
  4. The minimum side and rear yard setbacks for property that is adjacent to land zoned exclusive farm use shall be 50 feet.
- D. Lot Requirements. The minimum lot size shall be determined by the site plan requirements for a proposed public use.
- (Ord. 2002-002 §2, 2002)

### **18.65.030 Standards for All Districts**

- A. **Building Height.** In Alfalfa, no building or structure shall be erected or enlarged to exceed thirty (30) feet in height. In Brothers, Hampton and Millican, no building or structure shall be erected or enlarged to exceed thirty (30) feet in height, except as provided by DCC 18.120.040.
- B. **Off-Street Parking and Loading.** Off-street parking and loading shall be provided subject to the provisions of DCC 18.116, Supplementary Provisions.
- C. **Outdoor Lighting.** All outdoor lighting on site shall be installed in conformance with DCC 15.10, Outdoor Lighting Control.
- D. **Signs.** All signs shall be constructed in accordance with DCC 15.08, Signs.
- E. **Solar Setback.** The setback from the north lot line shall meet the solar setback requirements in DCC 18.116.180.
- F. **Building Code Setbacks.** In addition to the setbacks set forth herein, any greater setbacks required by applicable building or structural codes adopted by the State of Oregon and/or the County under DCC 15.04 shall be met.

(Ord. 2002-002 §2, 2002)