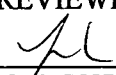





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REVIEWED  LEGAL COUNSEL
REVIEWED  CODE REVIEW COMMITTEE

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Title 18, Deschutes County \*  
Zoning Ordinance of the Deschutes County Code. \*

ORDINANCE NO. 2002-019

WHEREAS, The Board of County Commissioners has determined that to comply with Periodic Review and OAR 660-22, amendments to title 18 of the Deschutes County Code are required; and

WHEREAS, to comply with Periodic Review and OAR 660-022, File No. TA-99-2 was initiated by Deschutes County to amend Title 18 regarding Rural Commercial areas; and

WHEREAS, after notice and hearing as required by law, the Board of County Commissioners has considered the recommendation of the Planning Commission, now therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. DCC 18.12.010, Establishment of zones, is amended to read as described in Exhibit "A," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 2. ADDING. DCC Title 18 is amended by the addition of a new chapter, DCC 18.74, Rural Commercial – Unincorporated Community Zone, as described in Exhibit "B," attached hereto and by this reference incorporated herein.

Section 3. REPEAL ZONING CHAPTER. Pursuant to Deschutes County Code Title 18, Chapter 18.64, Rural Service Center Zone, attached as Exhibit "C", is hereby repealed.

Section 4. REPEAL AND REPLACE ZONING MAPS. Pursuant to Deschutes County Code Title 18, Section 18.12.030, the zoning maps for the communities of Deschutes Junction, Deschutes River Woods Store and Spring River, shown in Exhibits "D", "F" and "H," are hereby repealed and replaced in DCC 18.74.050, Maps, with new zoning maps for each community, as shown in Exhibits "E", "G" and "I," attached hereto and by this reference incorporated herein.

Section 5. FINDINGS. The Board adopts the staff report attached as Exhibit "I" to Ordinance No. 2002-018, incorporated herein by this reference, as its findings in support of this Ordinance.

DATED this 7<sup>th</sup> day of August, 2002.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

- excused -  
TOM DEWOLF, Chair

[Signature]  
DENNIS R. LUKE, Commissioner

[Signature]  
MICHAEL M. DALY, Commissioner

Date of 1<sup>st</sup> Reading: 24<sup>th</sup> day of July, 2002.

Date of 2<sup>nd</sup> Reading: 7<sup>th</sup> day of August, 2002.

Record of Adoption Vote

Commissioner	Yes	No	Abstained	Excused
Tom DeWolf				<input checked="" type="checkbox"/>
Dennis R. Luke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael M. Daly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Effective date: 5<sup>th</sup> day of Nov., 2002.

ATTEST:

[Signature]  
Recording Secretary

EXHIBIT "A"

**18.12.010. Establishment of zones.**

For the purpose of DCC Title 18, the following primary zones, combining zones, subzones and zone districts are hereby established:

**A. Primary zones.**

Primary Zones	Abbreviations
Airport Development	AD
Exclusive Farm Use Zones	EFU
Flood Plain	FP
Forest Use	F1
Forest Use	F2
Multiple Use Agriculture	MUA10
Open Space and Conservation	OS&C
Rural Commercial	RC
Rural Industrial	RI
Rural Residential	RR10
Rural Service Center	RSC
Surface Mining	SM

**B. Combining zones.**

Combining Zones	Abbreviations
Airport Height	AH
Conventional Housing	CH
Destination Resort	DR
Landscape Management	LM
Limited Use	LU
Sensitive Bird & Mammal Habitat	SBM
Surface Mining Impact Area	SMIA
Wildlife Area	WA

**C. Exclusive Farm Use Zones.**

Exclusive Farm Use Subzones	Abbreviations
Alfalfa	EFUAL
Horse Ridge East	EFUHR
La Pine	EFULA
Lower Bridge	EFULB
Sisters/Cloverdale	EFUSC

Terrebonne	EFUTE
Tumalo/Redmond/Bend	EFUTRB

**D. Unincorporated Community Zones.**

**1. La Pine Urban Unincorporated Community.**

La Pine Planning Area	Abbreviations
Commercial District	LPC
Community Facility District	LPCF
Community Facility Limited District	LPCFL
Flood Plain District	LPFP
Industrial District	LPI
Business Park District	LPBP
Residential District	LPR
Sewer Treatment District	LPST
Neighborhood Planning Area	Abbreviations
Neighborhood Community Facility	LPNCF
Neighborhood Community Facility Limited	LPNCF Limited
Neighborhood Commercial	LPNC
Neighborhood Park/Open Space	LPNPO
Neighborhood Residential Center	LPNRC
Neighborhood Residential General	LPNRG
Wickiup Planning Area	Abbreviation
Wickiup Commercial/Residential	LPWJ

**2. Sunriver Urban Unincorporated Community.**

Sunriver UUC Districts	Abbreviations
Airport District	SUA
Business Park District	SUBP
Commercial District	SUC
Community General District	SUCG
Community Limited District	SUCL
Community Neighborhood District	SUCN
Community Recreation District	SUCR
Flood Plain Combining District	SUFP
Forest District	SUF
Multiple Family Residential District	SURM
Resort District	SUR
Resort Equestrian District	SURE
Resort Golf Course District	SURG
Resort Marina District	SURA
Resort Nature Center District	SURN
Single Family Residential District	SURS
Utility District	SUU

EXHIBIT "A"

3. Terrebonne Rural Community.

Terrebonne RC Districts	Abbreviations
Commercial District	TERC
Commercial-Rural District	TECR
Residential District	TER
Residential-5 acre minimum District	TER5

4. Tumalo Rural Community.

Tumalo RC Districts	Abbreviations
Commercial District	TUC
Residential District	TUR
Residential-5 acre minimum District	TUR5
Research & Development District	TURE

5. Rural Service Center.

Commercial/Mixed Use District	RSC-
C/MResidential	RSC-R
Open Space	RSC-OS

6. Resort Community.

A. Black Butte Ranch	Abbreviations
Resort District	BBRR
Surface Mining District/Limited Use	BBRSM
Utility District/Limited Use	BBRU

B. Inn of the 7 <sup>th</sup> Mountain/ Widgi Creek	Abbreviations
Resort District	SMWCR
Widgi Creek Residential District	WCR

6. Rural Commercial

Dechutes Junction	RC
River Woods Store	RC
Spring River	RC-LU

(Ord. 2002-001, § 1, 2002, Ord. 2001-048 § 4, 2001, Ord. 2001-044 § 2, 2001; Ord. 98-063 § 2, 1998; Ord. 96-003 § 4, 1996; Ord. 92-025 § 5, 1992)

## EXHIBIT "B"

### Chapter 18.74. Rural Commercial Zone

- 18.74.010. Purpose.
- 18.74.020. Uses permitted – Deschutes Junction and Deschutes River Woods Store.
- 18.74.025. Uses permitted – Spring River.
- 18.74.030. Development standards.

#### 18.74.010. Purpose.

The purpose of this chapter is to establish standards and review procedures for development in the Rural Commercial Zone. The Rural Commercial (RC) zone provisions implement the comprehensive plan policies for rural commercial development and associated uses outside of unincorporated communities and urban growth boundaries.

(Ord. 2002-019 § "2", 2002)

#### 18.74.020. Uses permitted.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright and do not require site plan review:

1. Single-family dwelling.
2. Manufactured home subject to DCC 18.116.070.
3. Two-family dwelling.
4. Home occupation that:
  - a. is carried on within a dwelling only by members of the family who reside in the dwelling;
  - b. does not serve clients or customers on-site;
  - c. does not produce odor, dust, glare, flashing lights or noise;
  - d. does not occupy more than 25 percent of the floor area of the dwelling; and
  - e. does not include the on-premises display or sale of stock in trade.
5. Agricultural uses.
6. Class I and II road or street project subject to approval as part of a land partition or subdivision, or subject to the standards and criteria established in DCC 18.116.230.
7. Class III road or street project.
8. A lawfully established use existing as of 11/05/02, the date this chapter was adopted, not otherwise permitted by this chapter.

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 and DCC 18.116 and 18.128:

1. A building or buildings not exceeding 2,500 square feet of floor space to be used by any combination of the following uses.
    - a. Restaurant, café or delicatessen.
    - b. Grocery store.
    - c. Tavern.
    - d. Retail sporting goods and guide services.
    - e. Barber and beauty shop.
    - f. General store.
    - g. Video store.
    - h. Antique, art, craft, novelty and second hand sales if conducted completely within an enclosed building.
  2. Expansion of a nonconforming use listed under section B.1.a-h, existing as of 11/05/2002, the date this chapter was adopted, shall be limited to 2,500 square feet or 25 percent of the size of the building as of said date, whichever is greater.
  3. A building or buildings not exceeding 3,500 square feet of floor space to be used by any combination of the following uses.
    - a. Retail sales of agricultural or farm products.
    - b. Farm machinery sales and repair.
    - c. Kennel.
    - d. Veterinary clinic.
    - e. Automobile service station and repair garage, towing service, fuel storage and sales.
    - f. Public or semi-public use.
    - g. Residential use in the same building as a use permitted by this chapter.
    - h. Park or playground.
  4. Expansion of a nonconforming use listed under section B.3.a-h, existing as of 11/05/2002, the date this chapter was adopted, shall be limited to 3,500 square feet or 25 percent of the size of the building as of said date, whichever is greater.
- C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116, 18.124 and 18.128:
1. A building or buildings not exceeding 3,500 square feet of floor space to be used by any combination of the following uses.
    - a. Home occupation as defined in DCC 18.04.

## EXHIBIT "B"

- b. Utility facility.
  - c. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
  - d. Child care center.
  - e. Church.
  - f. School.
2. Recreational vehicle park.

### **18.74.025. Uses allowed in Spring River Rural Commercial/Limited Use Combining Zone.**

- A. Uses Permitted subject to Site Plan Review. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116 and 18.128:
- 1. A building or buildings not exceeding 2,500 square feet of floor space to be used by any combination of the following uses:
    - a. Fishing supplies and equipment.
    - b. Snowmobiling accessories.
    - c. Marine accessories.
    - d. General store.
    - e. Hardware store.
    - f. Convenience store with gas pumps.
    - g. Fast food restaurant, cafe, or coffee shop.
    - h. Recreational rental equipment store.
    - i. Excavation business.
    - j. Landscaping business/service.
    - k. Health care service.
    - l. Beauty shop.
    - m. Video store.
    - o. Post office.
    - p. Party supply.
    - q. Equipment sales and rental.
    - r. Appliance store.
    - s. Bank.
    - t. Exterminator.
    - u. Private mailing and packaging store.
    - v. Bakery.
  - 2. Expansion of a nonconforming use listed in section A.1.a-v, existing as of 11/05/02, the date this chapter was adopted, shall be limited to 2,500 square feet or 25 percent of the size of the building as of said date, whichever is greater.
- B. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116, 18.124 and 18.128:
- 1. A building or buildings not exceeding 2,500 square feet of floor space to be used by any combination of the following uses:
    - a. Full service gas station with automobile repair services.
    - b. Welding shop.
    - c. Mini-storage units
  - 2. Expansion of a nonconforming use listed in section B.1.a-c, existing as of 11/05/02, the date this chapter was adopted, shall be limited to 2,500 square feet or 25 percent of the size of the building as of said date, whichever is greater.
- C. Definitions. For the purposes of DCC 18.64.120, the following definitions shall apply:
- 1. Landscaping business/service: Includes designing landscapes, site grading and preparation, placing boulders, planting trees and shrubbery, installing sod, installing irrigation systems and equipment, installing fencing, and landscape maintenance, but does not include on-site cultivation of plants or plant materials or any on-site retail sales.
  - 2. Health care service: A business providing the diagnosis, treatment and care of physical and/or mental disease, injury and/or disability, but not including a hospital facility or a nursing home as defined in DCC 18.04.
  - 3. Beauty Shop: A full service beauty salon which would include haircuts, permanents, washes, nails, etc., and the retail sales of
3. A building or buildings not exceeding 3,500 square feet of floor space to be used by any combination of the following uses:
- a. Pet and livestock supply.
  - b. Farm machinery sales and repair.
4. Expansion of a nonconforming use listed in section A.3.a-b, existing as of 11/05/02, the date this chapter was adopted, shall be limited to 3,500 square feet of floor space or 25 percent of the size of the building as of said date, whichever is greater.

## EXHIBIT "B"

incidental beauty supplies typical of any beauty salon.

4. Mini-storage units: Self service mini-storage units of various sizes from 5' x 10' up to 12' x 24'.
5. Video store: The sale and rental of video tapes, compact disc movies and audio books.
6. Laundry and dry cleaners: Dry cleaners, shirt laundry and laundromat with self service washers and dryers along with the sale of detergents, bleaches, etc.
7. Post office: United States Postal Service office including mail pick-up and distribution.
8. Party supply: The sale and rental of party supplies such as balloons, streamers, costumes, dishes, linens and silverware.
9. Equipment sales and rental: The rental of construction, home repair and maintenance equipment such as ladders, mowers, saws, gardening supplies, etc., and the sales of related equipment.
10. Appliance store: The sale and service of household appliances such as televisions, ranges, refrigerators, etc.
11. Bank: Full service consumer bank for checking, savings, loans, safety deposit boxes, etc.
12. Exterminator: Exterminator of insects and other pests such as rodents, spiders, etc.
13. Private mailing and packaging store: Private mail boxes and packaging services, which would include the holding and distribution of mail, packing, mailing supplies, FEDEX and UPS pick-up, and FAX and copy machine availability.
14. Bakery: The manufacture and sale of bread, donuts and pastries.
15. Pet and livestock supplies: The sale of pet supplies such as dog and cat food, collars, grooming needs, shelters and some large animal supplies such as hay, feeds and grains.

(Ord. 2002-019 § 2, 2002; Ord. 97-015 § 1, 1997; Ord. 96-046 § 1, 1996; Ord. 96-023 § 1, 1996)

### 18.74.030. Development standards.

#### A. Yard Standards.

1. Front Yard. The front yard shall be 20 feet for a property fronting on a local road right-of-way, 30 feet for a property fronting on a collector right-of-way and 80 feet for a property fronting on an arterial right-of-way.
  2. Side Yard. A side yard shall be a minimum of 10 feet, except a lot or parcel with a side yard adjacent to land zoned exclusive farm use or forest use shall have a minimum side yard of 50 feet.
  3. Rear Yard. The minimum rear yard shall be 20 feet, except a lot or parcel with a rear yard adjacent to land zoned exclusive farm use or forest use shall have a minimum side yard of 50 feet.
- A. Existing Residential and Commercial Lots.  
On-site sewage disposal. For existing lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to approval of a site plan or conditional use permit.
- C. New Lot Requirements
1. Residential Uses.
    - a. The minimum lot size is one (1) acre.
    - b. 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.
    - c. 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 for a commercial use served by an on-site septic system and individual well or community water system shall be the size necessary to accommodate the use.
    - b. Each lot shall have a minimum width of 150 feet.
    - c. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site

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sewage disposal rules prior to final approval of a subdivision or partition.

- d. For existing lots,
- B. Solar Setback. The setback from the north lot line shall meet the solar setback requirements in DCC 18.116.180.
- C. Building Code Setbacks. In addition to the setbacks set forth herein, any greater setbacks required by the applicable building or structural codes adopted by the State of Oregon and/or the County under DCC 15.04 shall be met.
- D. Lot Coverage. Except where otherwise noted, the primary and accessory buildings located on any lot or parcel shall not cover more than 30 percent of the total lot or parcel.
- E. Building Height. No building or structure shall be erected or enlarged to exceed thirty (30) feet in height, except as allowed under DCC 18.120.040.
- F. Off-Street Parking and Loading. Off-street parking and loading shall be provided subject to the provisions of DCC 18.116, Supplementary Provisions.
- G. Outdoor Lighting. All outdoor lighting on site shall be installed in conformance with DCC 15.10, Outdoor Lighting Control.
- H. Signs. All signs shall be constructed in accordance with DCC 15.08, Signs.  
(Ord. 2002-019 § "2", 2002)

### **18.74.050. Maps.**

(Ord. 2002-019 § "2", 2002)

EXHIBIT "C"

~~Chapter 18.64. — RURAL SERVICE  
CENTER ZONE - RSC~~

~~18.64.010. Purpose:~~

~~18.64.020. Uses permitted outright:~~

~~18.64.030. Conditional uses permitted:~~

~~18.64.040. Limitations on uses:~~

~~18.64.050. Lot size:~~

~~18.64.060. Dimensional standards:~~

~~18.64.070. Stream setback:~~

~~18.64.080. Yards:~~

~~18.64.090. Off-street parking and loading:~~

~~18.64.100. Repealed:~~

~~18.64.110. Rimrock setback:~~

~~18.64.120. Uses Allowed in Spring River  
Rural Service Center/Limited Use  
Combining Zone:~~

~~18.64.010. Purpose:~~

~~The purpose of the Rural Service Center Zone is to provide standards and review procedures for concentrations of local commercial services to meet the needs of rural residents, as well as limited tourist commercial services consistent with the maintenance of the rural character of the area. The provisions of DCC 18.64 shall not apply to any Rural Service Center that has been planned pursuant to OAR 660 Division 22 and for which there is a separate chapter in DCC Title 18. (Ord. 96-003 § 5, 1996; Ord. 91-020 § 1, 1991)~~

~~18.64.020. Uses permitted outright:~~

~~In an RSC Zone, the following uses and their accessory uses are permitted outright:~~

- ~~A. Farming, excluding livestock feed lot or sales yard, subject to the restrictions in DCC 18.64.040, and hog and mink farms.~~
- ~~B. Single-family dwelling, or a manufactured home subject to DCC 18.116.070.~~
- ~~C. Retail store, office or service establishment.~~
- ~~D. Automobile service station.~~
- ~~E. Agriculturally oriented commercial use.~~
- ~~F. Park, playground or community building.~~
- ~~G. Utility facility, except landfills.~~

~~H. Television or radio station, transmitter or tower.~~

~~I. Restaurant or cocktail lounge.~~

~~J. 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.~~

~~K. Class III road or street project.~~

~~L. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.~~

~~(Ord. 2001-039 § 6, 2001; Ord. 2001-016 § 2, 2001; Ord. 93-043 § 9, 1993; Ord. 91-038 § 1, 1991; Ord. 91-020 § 1, 1991; Ord. 91-005 § 33, 1991)~~

~~18.64.030. Conditional uses permitted:~~

~~The following uses may be allowed subject to DCC 18.128:~~

~~A. Commercial residential use.~~

~~B. Multi-family dwelling.~~

~~C. Tourist or travelers accommodations.~~

~~D. Manufactured home park and travel trailer park.~~

~~E. Kennel or veterinary clinic.~~

~~F. Automobile repair garage.~~

~~G. Commercial amusement or recreation establishment.~~

~~H. Water supply and treatment facility.~~

~~I. Hog and mink farm.~~

~~J. Cluster development.~~

~~K. Planned development.~~

~~L. Home occupation.~~

~~M. Time-share unit or the creation thereof.~~

~~N. Shopping complex subject to a master plan and consistent with the specific use standards established by DCC 18.128.240.~~

~~O. Mini-storage facility.~~

~~P. Church, school or cemetery.~~

## EXHIBIT "C"

~~Q. Excavation, grading and fill and removal within the bed and banks of a stream or river or in a wetland subject to DCC 18.120.050 and 18.128.270.~~

~~R. Public use.~~

~~S. Semipublic use.~~

~~T. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).~~

~~U. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.~~

~~(Ord. 2001-039 § 6, 2001; Ord. 2001-016 § 2, 2001; Ord. 97-063 § 3, 1997; Ord. 97-017 § 5, 1997; Ord. 94-053 § 3, 1994; Ord. 93-043 § 9A, 1993; Ord. 91-038 § 1, 1991; Ord. 91-005 § 34, 1991; Ord. 84-023 § 3, 1984; Ord. 83-033 § 6, 1983)~~

### ~~18.64.040. Limitations on uses.~~

~~The following limitations shall apply to uses allowed by DCC 18.64.020(A):~~

~~A. Cows, horses, goats or sheep shall not be kept on lots having an area less than 20,000 square feet. The total number of all such animals over 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.~~

~~B. The number of chickens, fowl or rabbits over the age of six months shall not exceed one for each 500 square feet of land.~~

~~C. All livestock shall be located a minimum of 100 feet away from a residential dwelling on an adjacent lot.~~

~~(Ord. 91-020 § 1, 1991)~~

### ~~18.64.050. Lot size:~~

~~A. The minimum average width of lots served by an approved community, municipal or public water system and an approved community or public sewage system shall not~~

~~be less than 50 feet with a minimum area of 6,000 square feet.~~

~~B. The minimum average width of lots served by either an approved community, municipal or public water system or an approved community or public sewage system, but not served by both, shall not be less than 100 feet with a minimum area of 15,000 square feet.~~

~~C. The minimum average width of lots not served by either an approved community, municipal or public water system or an approved community or public sewage system shall be 150 feet with a minimum area of one acre. Subject to the findings below, the Hearings Body may approve a lot area of less than one acre, but in no case shall a lot area of less than 20,000 square feet be approved. The Hearings Body shall make all of the following findings:~~

~~1. The lot can meet DEQ on-site sewage disposal rules then in effect;~~

~~2. The approval of a smaller lot would not significantly increase nitrate levels in the ground water, and~~

~~3. The lot shall have a supply of potable water that would not be affected by the installation of an on-site sewage system.~~

~~(Ord. 86-005 § 1, 1986; Ord. 85-045 § 1, 1985)~~

### ~~18.64.060. Dimensional standards.~~

~~The following dimensional standards shall apply in an RSC Zone:~~

~~A. Lot Coverage. The main building and accessory buildings located on any building site or lot shall not cover more than 30 percent of the total lot area.~~

~~B. Building Height. No building or structure shall be erected or enlarged to exceed 30 feet in height, except as allowed under DCC 18.120.040.~~

~~(Ord. 92-055 § 7, 1992; Ord. 91-020 § 1, 1991)~~

### ~~18.64.070. Stream setback:~~

~~To permit better light, air, vision, stream or pollution control, protect fish and wildlife areas, and to preserve the natural scenic amenities and vistas along the streams and lakes, the following setback shall apply:~~

EXHIBIT "C"

~~A. All sewage disposal installations, such as septic tanks and septic drainfields, shall be set back from the ordinary high water mark along all streams or lakes a minimum of 100 feet, measured at right angles to the ordinary high water mark. In those cases where practical difficulties preclude the location of the facilities at a distance of 100 feet and the County Sanitarian finds that a closer location will not endanger health, the Planning Director or Hearings Body may permit the location of these facilities closer to the stream or lake, but in no case closer than 25 feet.~~

~~B. All structures, buildings or similar permanent fixtures shall be set back from the ordinary high water mark along all streams or lakes a minimum of 100 feet measured at right angles to the ordinary high water mark.~~

~~(Ord. 91-020 § 1, 1991)~~

~~18.64.080. Yards.~~

~~A. The minimum front yard shall be 20 feet.~~

~~B. The minimum side yard shall be 10 feet, except on the street side of a corner lot it shall be 20 feet.~~

~~C. The minimum rear yard shall be 20 feet.~~

~~D. The setback from the north lot line shall meet the solar setback requirements in DCC 18.116.180.~~

~~E. 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. 95-075 § 1, 1995; Ord. 94-008 § 22, 1994; Ord. 91-020 § 1, 1991)~~

~~18.64.090. Off-street parking and loading.~~

~~Off-street parking and loading shall be provided subject to the provisions of DCC 18.116.~~

~~(Ord. 91-020 § 1, 1991; Ord. 86-032 § 1, 1986; Ord. 83-037 § 17, 1983)~~

~~18.64.100. (Repealed by Ord. 93-043, 1993)~~

~~18.64.110. Rimrock setback.~~

~~Setbacks from rimrock shall be as provided in DCC 18.116.160.~~

~~(Ord. 86-053 § 14, 1986)~~

~~18.64.120. Uses allowed in Spring River Rural Service Center/Limited Use Combining Zone.~~

~~A. Uses. In the Spring River Rural Service Center/Limited Use Combining Zone, uses shall be allowed as follows:~~

~~1. Permitted Uses. The following uses and their accessory uses are allowed outright:~~

~~a. Fishing supplies and equipment.~~

~~b. Snowmobiling accessories.~~

~~c. Marine accessories.~~

~~d. General store.~~

~~e. Hardware store.~~

~~f. Convenience store with gas pumps.~~

~~g. Fast food restaurant, cafe, or coffee shop.~~

~~h. Recreational rental equipment store.~~

~~i. Excavation business.~~

~~j. Landscaping business/service.~~

~~k. Health care service.~~

~~l. Beauty shop.~~

~~m. Video store.~~

~~n. Laundry and dry cleaners.~~

~~o. Post office.~~

~~p. Party supply.~~

~~q. Equipment sales and rental.~~

~~r. Appliance store.~~

~~s. Bank.~~

~~t. Exterminator.~~

~~u. Private mailing and packaging store.~~

~~v. Bakery.~~

~~w. Pet and livestock supply.~~

~~2. Conditional Uses. The following uses may be allowed, subject to DCC 18.128:~~

~~a. Full service gas station with automobile repair services.~~

~~b. Welding shop.~~

~~c. Mini-storage units~~

~~B. Definitions. For the purposes of DCC 18.64.120, the following definitions shall apply:~~

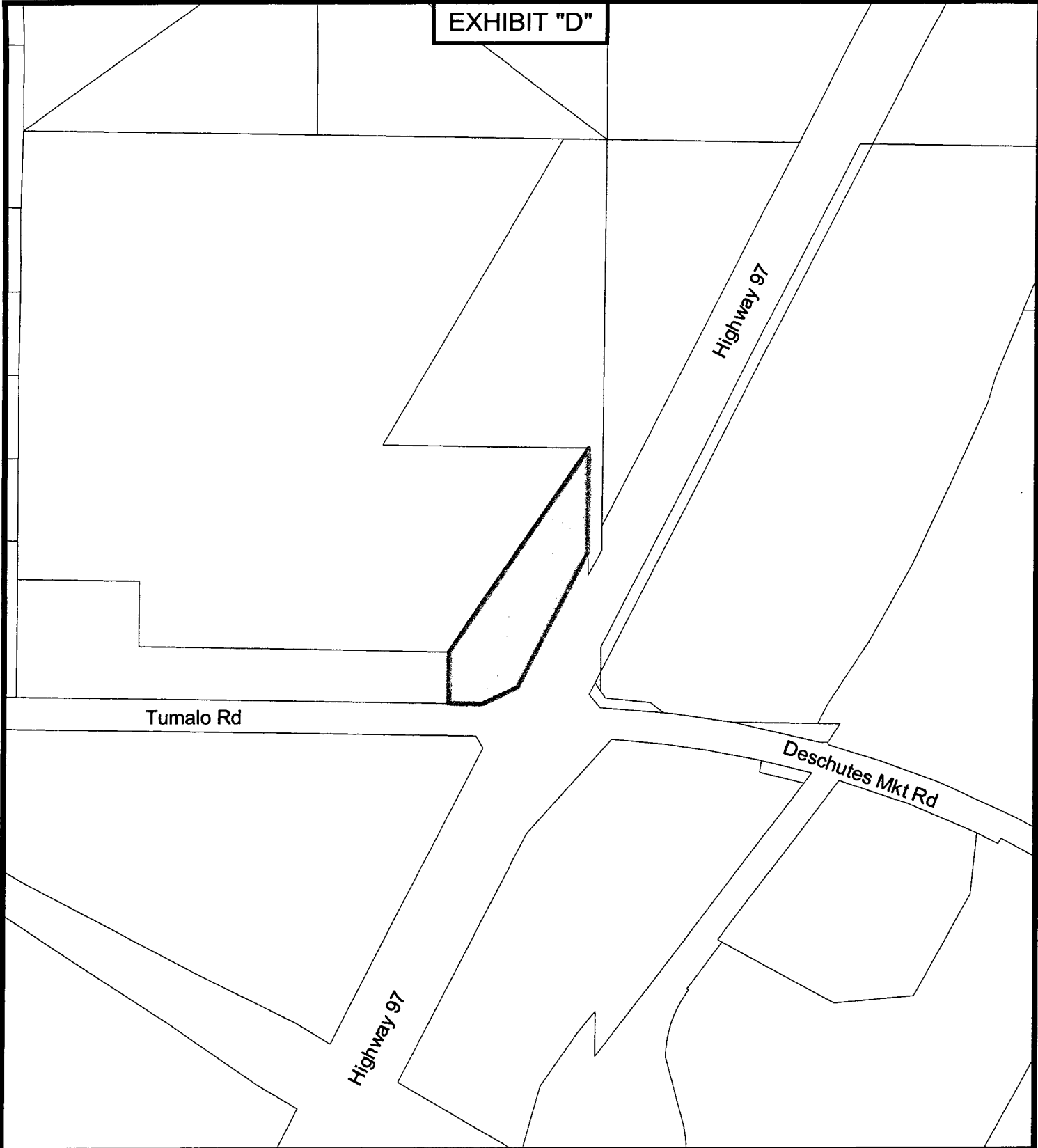
~~1. Landscaping business/service: Includes designing landscapes, site grading and preparation, placing boulders, planting~~

## EXHIBIT "C"

- ~~trees and shrubbery, installing sod, installing irrigation systems and equipment, installing fencing, and landscape maintenance, but does not include on-site cultivation of plants or plant materials or any on-site retail sales.~~
- ~~2. Health care service: A business providing the diagnosis, treatment and care of physical and/or mental disease, injury and/or disability, but not including a hospital facility or a nursing home as defined in DCC 18.04.~~
  - ~~3. Beauty Shop: A full service beauty salon which would include haircuts, permanents, washes, nails, etc., and the retail sales of incidental beauty supplies typical of any beauty salon.~~
  - ~~4. Mini-storage units: Self service mini-storage units of various sizes from 5' x 10' up to 12' x 24'.~~
  - ~~5. Video store: The sale and rental of video tapes, compact disc movies and audio books.~~
  - ~~6. Laundry and dry cleaners: Dry cleaners, shirt laundry and laundromat with self service washers and dryers along with the sale of detergents, bleaches, etc.~~
  - ~~7. Post office: United States Postal Service office including mail pick-up and distribution.~~
  - ~~8. Party supply: The sale and rental of party supplies such as balloons, streamers, costumes, dishes, linens and silverware.~~
  - ~~9. Equipment sales and rental: The rental of construction, home repair and maintenance equipment such as ladders, mowers, saws, gardening supplies, etc., and the sales of related equipment.~~
  - ~~10. Appliance store: The sale and service of household appliances such as televisions, ranges, refrigerators, etc.~~
  - ~~11. Bank: Full service consumer bank for checking, savings, loans, safety deposit boxes, etc.~~
  - ~~12. Exterminator: Exterminator of insects and other pests such as rodents, spiders, etc.~~
  - ~~13. Private mailing and packaging store: Private mail boxes and packaging services, which would include the holding and distribution of mail, packing, mailing supplies, FEDEX and UPS pick-up, and FAX and copy machine availability.~~
  - ~~14. Bakery: The manufacture and sale of bread, donuts and pastries.~~
  - ~~15. Pet and livestock supplies: The sale of pet supplies such as dog and cat food, collars, grooming needs, shelters and some large animal supplies such as hay, feeds and grains.~~

(Ord. 97-015 § 1, 1997; Ord. 96-046 § 1, 1996; Ord. 96-023 § 1, 1996)

**EXHIBIT "D"**



**DESCHUTES JUNCTION RURAL SERVICE CENTER  
EXISTING ZONING MAP**

**Exhibit "D" to Ordinance 2002-019**

- PARCELS
- DESCHUTES JUNCTION RURAL SERVICE CENTER BOUNDARY
- DESCHUTES JUNCTION RURAL SERVICE CENTER EXISTING ZONING
- RURAL SERVICE CENTER



BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

Tom DeWolf, Chair \_\_\_\_\_

Dennis R. Luke, Commissioner \_\_\_\_\_

Michael M. Daly, Commissioner \_\_\_\_\_

ATTEST: Recording Secretary \_\_\_\_\_

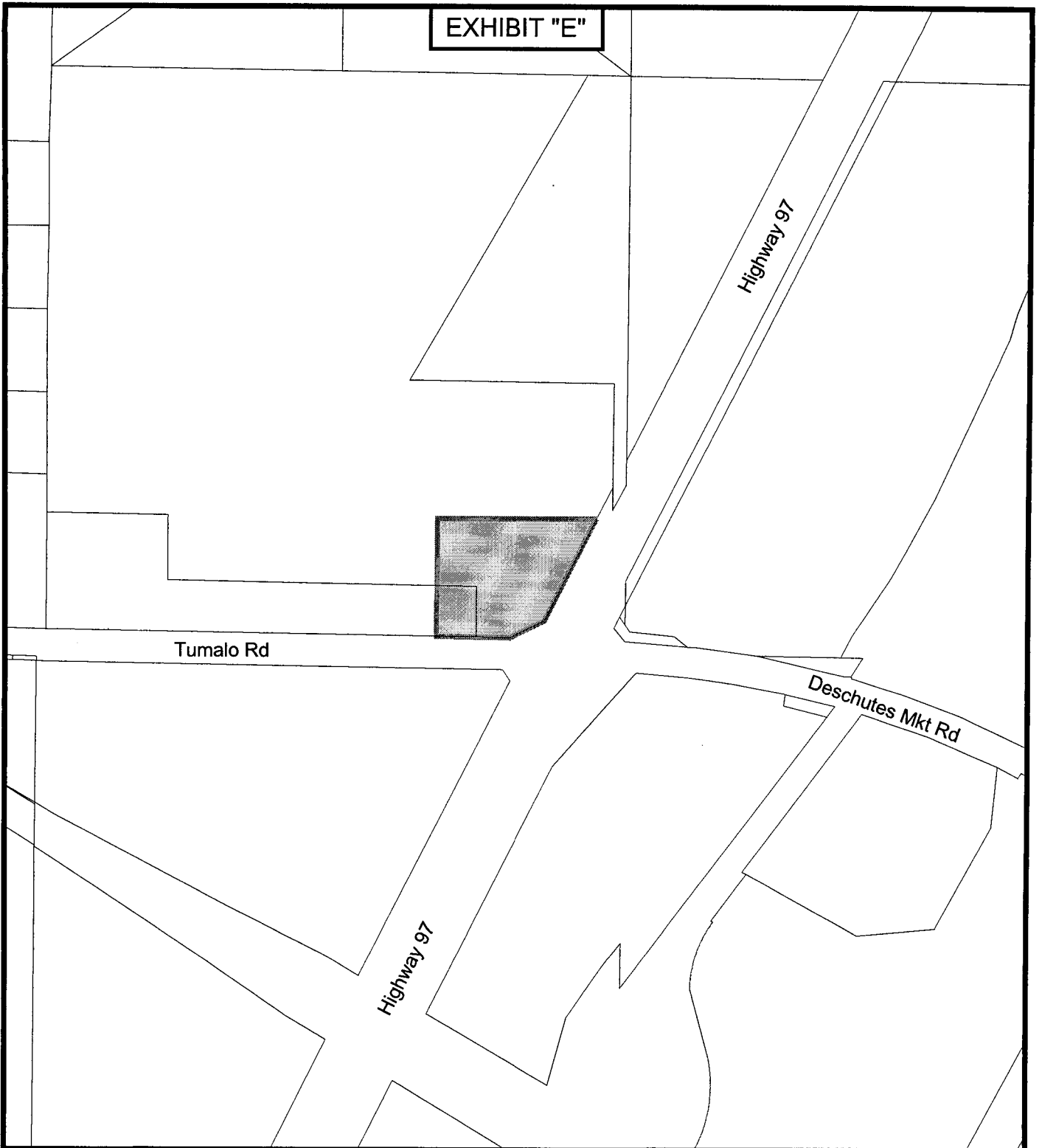
Dated this \_\_\_\_ day of August, 2002

Effective Date: November \_\_\_\_, 2002



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EXHIBIT "E"



DESCHUTES JUNCTION RURAL COMMERCIAL

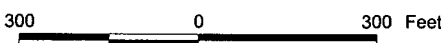
PROPOSED ZONING MAP

Exhibit "E" to Ordinance 2002-019

PARCELS  
 DESCHUTES JUNCTION RURAL COMMERCIAL  
 DESCHUTES JUNCTION RURAL COMMERCIAL PROPOSED ZONING  
 RURAL COMMERCIAL



DESCHUTES COUNTY COMMUNITY DEVELOPMENT  
 2121. This map shall be in the possession of the county, and it is intended that the County will retain the right to modify, amend, or otherwise alter this map at any time without notice. This map is a preliminary version of a proposed map and is not intended to be used for any other purpose. The County is not responsible for any errors or omissions on this map. The County is not responsible for any actions taken by any other party based on this map.



BOARD OF COUNTY COMMISSIONERS  
 OF DESCHUTES COUNTY, OREGON

*Tom Doherty*  
 Tom Doherty, Chair

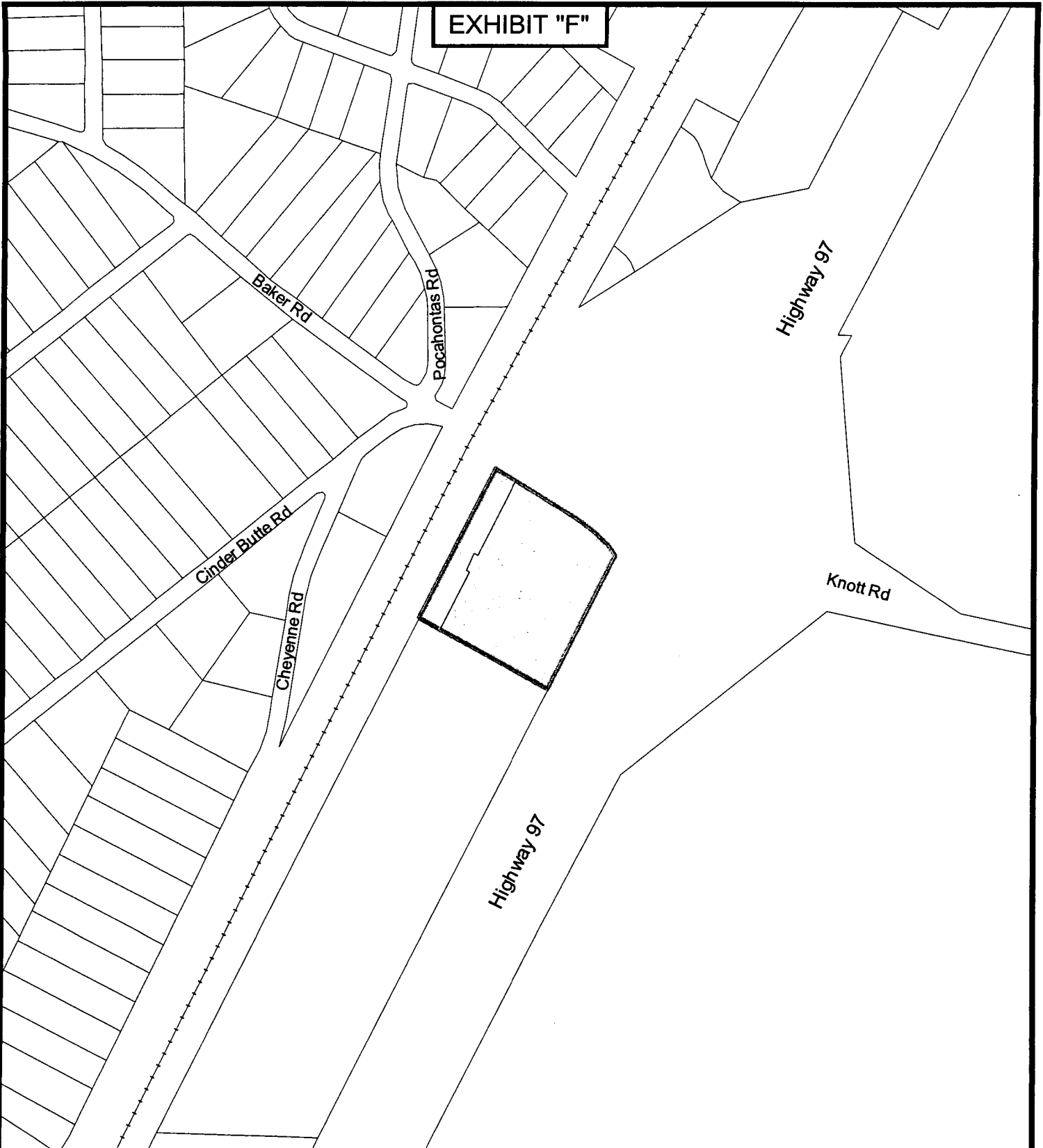
*Dennis R. Luke*  
 Dennis R. Luke, Commissioner

*Michael M. Daly*  
 Michael M. Daly, Commissioner

ATTEST: Recording Secretary

Dated this 15 day of August, 2002  
 Effective Date: November 5th, 2002

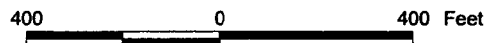
**EXHIBIT "F"**



**DESCHUTES RIVER WOODS RURAL SERVICE CENTER  
EXISTING ZONING MAP**

**Exhibit "F" to Ordinance 2002-019**

PARCELS  
 DESCHUTES RIVER WOODS RURAL SERVICE CENTER BOUNDARY  
 DESCHUTES RIVER WOODS RURAL SERVICE CENTER EXISTING ZONING  
 RURAL SERVICE CENTER



BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

Tom DeWolf, Chair

Dennis R. Luke, Commissioner

Michael M. Daly, Commissioner

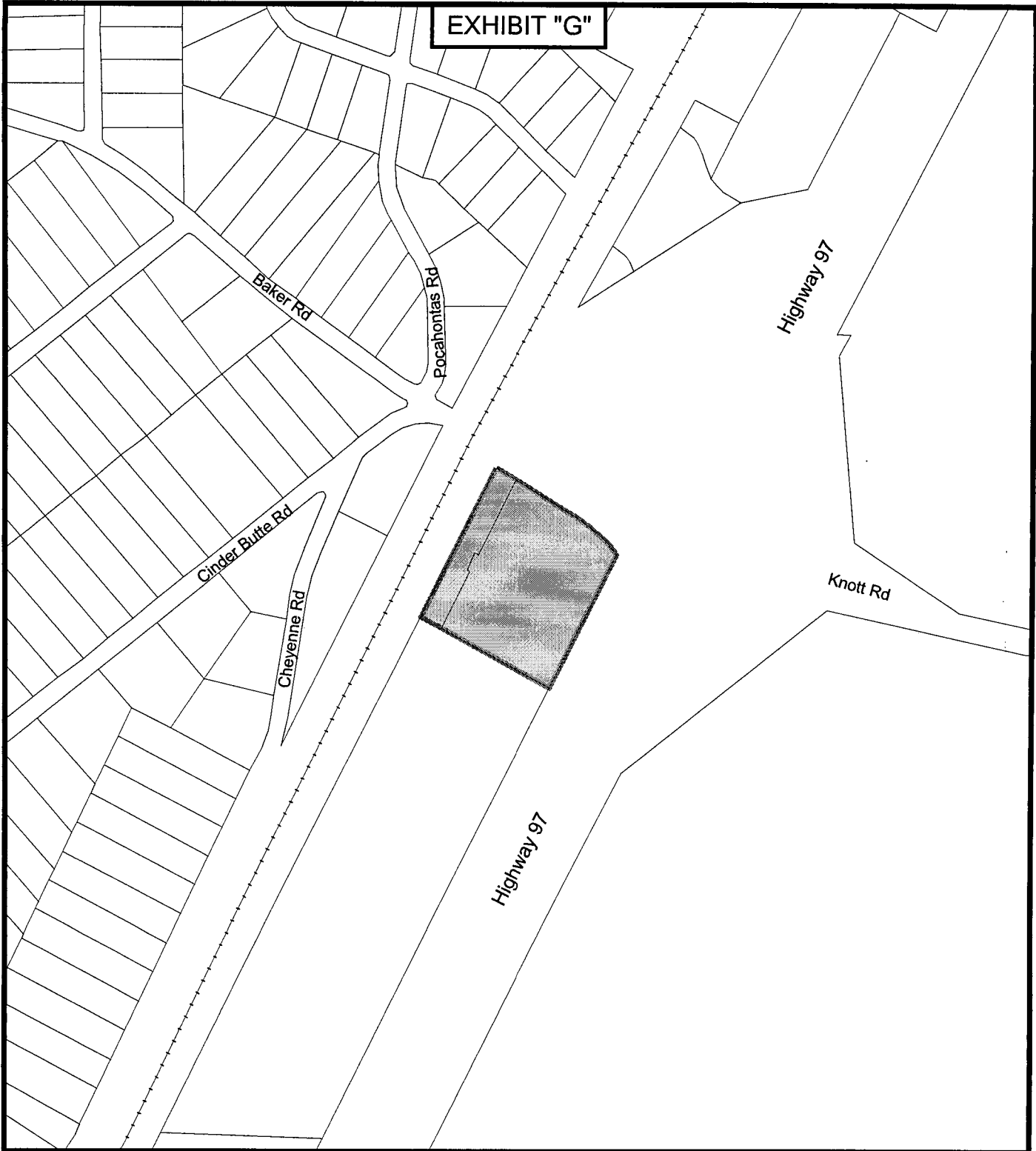
ATTEST: Recording Secretary

Dated this \_\_\_\_ day of August, 2002

Effective Date: November \_\_\_\_, 2002

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**EXHIBIT "G"**



PARCELS  
 DESCHUTES RIVER WOODS RURAL COMMERCIAL BOUNDARY  
 DESCHUTES RIVER WOODS RURAL COMMERCIAL PROPOSED ZONING  
 RURAL COMMERCIAL



DISCLAIMER  
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**DESCHUTES RIVER WOODS RURAL COMMERCIAL  
 PROPOSED ZONING MAP**

**Exhibit "G" to Ordinance 2002-019**



BOARD OF COUNTY COMMISSIONERS  
 OF DESCHUTES COUNTY, OREGON

Tom DeWitt, Chair  
 Dennis R. Luke, Commissioner  
 Matthew M. Duffy, Commissioner  
 ATTEST: Recording Secretary

Dated this 7th day of August, 2002  
 Effective Date: November 20th, 2002

**EXHIBIT "H"**



**SPRING RIVER RURAL SERVICE CENTER  
EXISTING ZONING MAP**

**Exhibit "H" to Ordinance 2002-019**

PARCELS  
 SPRING RIVER RURAL SERVICE CENTER BOUNDARY  
 SPRING RIVER RURAL SERVICE CENTER  
 EXISTING ZONING  
 RURAL SERVICE CENTER



BOARD OF COUNTY COMMISSIONERS  
 OF DESCHUTES COUNTY, OREGON  
 Tom DeWolf, Chair  
 Dennis R. Luka, Commissioner  
 Michael M. Daly, Commissioner  
 ATTEST: Recording Secretary  
 Dated this \_\_\_\_ day of August, 2002  
 Effective Date: November \_\_\_\_, 2002



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