

ARTICLE 4.2 USES

SECTION 4.2.100. Use Matrices - General. The uses and activities allowed within the individual zoning districts prescribed in Section 4.1.100, together with those uses that may be conditionally allowed or which are prohibited, are set forth in Tables 4.2a through 4.2g.

These zoning use tables stipulate where and under what specific circumstances development may occur.

The following symbols denote whether or not the specific use or activity listed in the tables is permitted outright, may be permitted with conditions, may be allowed subject to an Administrative Conditional Use, may be allowed subject to a hearings Body Conditional Use, or prohibited in the specific zoning district:

- P The use or activity is permitted outright.
- P-# The use or activity may be allowed outright, but is specifically conditioned or limited by Section 4.2.900.
- ACU-# This use or activity is subject to approval of an Administrative Conditional Use, subject to Section 4.2.900.
- C-# This use or activity is subject to approval of a Hearings Body Conditional Use, subject to Section 4.2.900.
- UC Lands located within an unincorporated community boundary designated in the Comprehensive Plan as a Rural Community, Rural Service Center or Resort Community in accordance with OAR 660, Division 22.
- UUC Lands located within an unincorporated community boundary designated in the Comprehensive Plan as a Urban Unincorporated Community in accordance with OAR 660, Division 22.
- " - " The use or activity is "not listed" as an allowed use in the respective zoning district.

In addition to any applicable special conditions or findings prescribed in Section 4.2.900, the following may also limit and regulate uses and activities in Tables 4.2a through 4.2g:

1. Article 4.6, "Overlay Zones"
2. Article 4.7, "Special Considerations"
3. Chapter V, "Administration" (Procedural requirements)
4. Article 4.4, "General Development Standards"

SECTION 4.2.200. Open Space and Natural Zoning Districts.

The uses and activities regulated by the open space and natural zoning districts are set forth below:

TABLE 4.2a

OPEN SPACE/NATURAL USE	ZONE DISTRICT				
	SS	REC	MES	CREMP REC	CREMP NR
Airport	N	N	N	N	N
Aquaculture	N	N	N	N	N
Farm use pursuant to ORS 215.203	P	P	P-83	P-100,101	ACU-54,34
Farm use pursuant to ORS 215.203 but not for profit	P	P	P-83	P-100,101	ACU-54,34
Farm buildings	P	P	P-83	ACU-54	ACU-54
Timber farming/harvesting	P	P	P-83	P-100,101	P
Propagation, management and harvesting of a forest product	P	P	P-83	ACU-38, 52,54,85	ACU-38, 52,54
Log storage/sorting yard (land)	N	N	N	N	N
Recreation:					
high intensity	P	P	N	ACU-54,86	N
low intensity	P	P	P-82	ACU-54,86	ACU-54,94
Dryland moorage	N	N	N	N	N
Marina shoreside facility	N	N	N	ACU-54,87	N
Marinas	N	P	N	P	N
Fish & wildlife habitat management	P	P	P	N	N
Hunting & fishing preserve	N	P	P-83	N	N
Research & education observation structure	P	P	N	N	N
Campground	P-30	P-30	N	N	N
Recreational vehicle park	N	P-30	N	N	N
Educational-associated facilities	P	P	N	N	N
Dorm facilities	P	N	N	N	N
Modification of historic structure	ACU-65	ACU-65	N	ACU-54,65	ACU-54,65
Water-borne transportation	N	N	N	N	N
Dryland moorage	N	N	N	N	N
Industrial & port facilities	N	N	N	N	N
Contaminated soil/land farming	N	N	N	N	P
Stream alteration	N	N	N	N	N
Navigation aids	N	N	N	N	N

TABLE 4.2a

OPEN SPACE/NATURAL USE	ZONE DISTRICT				
	SS	REC	MES	CREMP REC	CREMP NR
Restoration:					
passive	N	N	P	N	N
active restoration of fish & wildlife habitat or water quality & estuarine enhancement	P	P	P	N	N
Residential:					
single family dwelling:	N	ACU-5	N	ACU-54,88	ACU-10,32, 96,97,99,105
temporary residence	N	P-13	N	P-13,100, 101	N
watchman/caretaker	P-72	P-72	N	ACU-54,72, 89	N
2-family duplex	N	N	N	N	N
multi-family duplex	N	N	N	N	N
2nd floor apartment	N	N	N	N	N
family hardship	N	N	N	N	ACU-2
Bed & Breakfast	N	N	N	N	C-104
Home occupation	N	N	N	N	P-120
Cottage industry	N	N	N	N	P-120
Day care facility (12 people or less)	N	N	N	N	N
Day care facility (13 people or more)	N	N	N	N	N
Land divisions:					
partition	N	P-6	P-6	P-6,48,54	ACU-6,48,54
subdivision	N	P-6	P-6	P-6,48,54	ACU-6,48,54
residential planned unit dev.	N	N	N	N	N
recreational planned unit dev.	N	N	N	N	N
Mobile Home Park	N	N	N	N	N
Industrial uses:					
water-dependent (WD)	N	N	N	N	N
water-related (WR)	N	N	N	N	N
non-WD/non-WR	N	N	N	N	N
Circus/Carnival	N	P-27	N	N	N
Fire station	N	ACU-7	N	N	N
Solid waste disposal	N	N	N	N	N
Museum	N	ACU-7	N	N	N
Zoos	N	ACU-7	N	N	N

TABLE 4.2a

OPEN SPACE/NATURAL USE	ZONE DISTRICT				
	SS	REC	MES	CREMP REC	CREMP NR
Utility facility:					
generation of power for public sale	N	N	N	N	N
generation of power not for public sale	N	N	N	N	N
service lines	P	N	P-83	N	ACU-54
communication structure	N	P	P-83	ACU-7,54	N
air and water navigation aids	N	ACU-7	N	ACU-7,54	N
sewer/water plant/pump station	N	N	N	N	N
Exploration:					
geo-thermal	N	N	N	N	N
aggregate	N	N	N	N	N
other mineral or subsurface resource	N	N	N	N	N
Mining/mineral extraction, including dredging necessary for mineral extraction:					
geo-thermal	N	N	N	N	N
aggregate	N	N	N	N	N
other mineral or subsurface resource	N	N	N	N	N
Dikes:					
new construction	N	P	ACU-83, 90	ACU-54,92	N
maintenance/repair	N	P	ACU-83, 90	ACU-54,92	N
Drainage and tidegating	N	P	N	ACU-54,92	N
Dredge material disposal	N	P	N	ACU-40, 41,51,54	ACU-36,41, 51,54
Fill	N	P	N	ACU-54,93	ACU-36,41, 51,54
Mitigation	N	P	P	ACU-54,87	ACU-54
Shoreland Stabilization:					
structural	N	ACU-102	ACU-84	ACU-46, 54	ACU-46, 54,95
non-structural	N	P	P	P	P
Commercial:					
convenience store	N	C-7,72, 107	N	N	N
off-road vehicle parts & repair service	N	C-7,108	N	N	N
golf course	N	P	N	N	N
kennel	N	P	N	ACU-54	ACU-54

TABLE 4.2a

OPEN SPACE/NATURAL	ZONE DISTRICT				
USE	SS	REC	MES	CREMP REC	CREMP NR
Commercial - continued:					
water-dependent	N	N	N	N	N
water-related	N	N	N	N	N
non-water-dependent/related	N	N	N	N	N
hotel/motel	N	N	N	N	N
off road vehicle rental	N	P	N	N	N
race track	N	C-7	N	N	N

SECTION 4.2.300. Resource Zoning Districts.

Refer to Article 4.8, Exclusive Farm Use Zones (EFU) or Article 4.9, Forest Zone.

SECTION 4.2.400. Rural Residential Zoning Districts including Rural Unincorporated Communities.

The uses and activities regulated by the rural residential zoning districts are set forth below:

TABLE 4.2c

NOTE: U.C. - Unincorporated Communities

RURAL RESIDENTIAL USE	ZONE DISTRICT						
	RR-5	RR-2	RC - OUTSIDE U.C.	CREMP RR ZONE	CREMP RC ZONE OUTSIDE U.C.	RC INSIDE U.C.	CREMP RC ZONE INSIDE U.C.
Aquaculture	N	N	N	N	N	N	N
Agriculture:							
farm use pursuant to ORS 215.203	P	P	P	P-66	P-66	P	P-66
farm use pursuant to ORS 215.203 but not for profit	P	P	P	P-66	P-66	P	P-66
farm buildings	P	P	P	P	P	P	P-66
Commercial activities in conjunction with farm or forest use:							
equipment sales or repair	N	N	C-7	N	ACU-7,54	C-7	ACU-7,54
seasonal product sale	P-12	P-12	P-12	N	ACU-7,54	P-12	ACU-7,54
Commercial :							
water-dependent(WD)	N	N	N	N	C-7,54, 111	N	C-7,54, 112
water-related(WR)	N	N	N	N	C-7,54, 111	N	C-7,54, 112
non-WD/non-WR	N	N	N	N	N	N	N
veterinary clinic	C-7	C-7	C-7,111	N	ACU-7, 54,111	C-7,112	ACU-7, 54,112
kennel	C-7	C-7	C-7,111	N	ACU-7, 54,111	C-7,112	ACU-7, 54,112
off-road vehicle rental	N	N	N	N	N	N	N
race track	N	N	N	N	N	N	N
water-dependent	N	N	N	N	N	N	N
water-related	N	N	N	N	N	N	N
non-water-dep./related	N	N	N	N	N	N	N
hotel/motel	N	N	N	N	N	N	N
Log storage/sorting yard (land)	N	N	N	N	N	N	N
Dryland moorage	N	N	N	N	N	N	N
Industrial & port facilities	N	N	N	N	N	N	N
Land transportation facilities	N	N	N	N	N	N	N

TABLE 4.2c

NOTE: U.C. - Unincorporated Communities

RURAL RESIDENTIAL USE	ZONE DISTRICT						
	RR-5	RR-2	RC - OUTSIDE U.C.	CREMP RR ZONE	CREMP RC ZONE OUTSIDE U.C.	RC INSIDE U.C.	CREMP RC ZONE INSIDE U.C.
Restoration:							
passive	P	P	P	P	P	P	P
active restoration of fish & wildlife habitat or water quality & estuarine enhancement	N	N	N	N	N	N	N
Contaminated Soil/Land Farming	C-7	C-7	C-7	C-7	C-7	C-7	C-7
Forestry:							
propagation, management or harvesting of a forest product	P	P	P	ACU-52, 54	ACU-52-54	P	ACU-52, 54
primary processing of forest products	C-7,9	C-7,9	N	N	N	N	N
Exploration:							
geo-thermal	P-4	P-4	P-4	N	N	P-4	N
aggregate	P-4	P-4	P-4	N	N	P-4	N
other mineral or subsurface resource	P-4	P-4	P-4	N	N	P-4	N
Mining/mineral extraction, including dredging necessary for mineral extraction:							
geo-thermal	C-7,23	C-7,23	C-7,23	N	N	C-7,23	N
aggregate	C-7	C-7	C-7	N	N	C-7	N
other mineral or subsurface resource	C-7,23	C-7,23	C-7,23	N	N	C-7,23	N
Processing:							
geo-thermal	N	N	N	N	N	N	N
aggregate	N	N	N	N	N	N	N
other mineral or subsurface resource	N	N	N	N	N	N	N
Solid waste disposal including buildings and facilities:							
ordered by DEQ	N	N	N	N	N	N	N
not ordered by DEQ	N	N	N	N	N	N	N
Golf course	C-7	C-7	C-7	N	N	C-7	N
Hunting and fishing preserve	C-7	C-7	C-7	N	N	C-7	N
Campground	N	N	N	N	N	N	N
Recreational vehicle park	N	N	C-7,30	N	N	C-7,30	N

TABLE 4.2c

NOTE: U.C. - Unincorporated Communities

RURAL RESIDENTIAL USE	ZONE DISTRICT						
	RR-5	RR-2	RC - OUTSIDE U.C.	CREMP RR ZONE	CREMP RC ZONE OUTSIDE U.C.	RC INSIDE U.C.	CREMP RC ZONE INSIDE U.C.
Recreation:							
low intensity	P	P	P	ACU-54	ACU-54	P	ACU-54
high intensity	C-7	C-7	C-7	C-7,54	C-7,54	C-7	C-7,54
Fish & wildlife habitat management	P	P	P	N	N	P	N
Residential:							
Single family dwelling	P	P	P	ACU-53,54	ACU-54	P	ACU-54
family hardship dwelling	P-2 (02-07)	P-2 (02-07)	P-2 (02-07)	ACU-53,54	ACU-54	P-2 (02-07)	P-54
temporary residence	P-13	P-13	P-13	P-13	P-13	P-13	P-13
2nd floor apartments	N	N	P-29	N	P-29	P-29	P-29
watchman/caretaker	N	N	N	N	N	N	N
two family duplex	P-21	P-21	P-21	P-21,54	P-21,54	P-21	P-21,54
hotel/motel	N	N	N	N	N	C-7,115	C-7,54, 115
bed & breakfast	C-7,104	C-7,104	C-7,104	C-7, 54,104	C-7, 54,104	C-7,104	C-7,54, 104
Home Occupation	P-103	P-103	P-103	N	N	P-103	N
Cottage industry	ACU-7, 103, 111	ACU-7, 103,111	ACU-7, 103,111	N	N	ACU-7, 103,112	N
Modification of historic structure	ACU-65	ACU-65	ACU-65	N	N	ACU-65	N
Land Divisions:							
partition	P-6	P-6	P-6	ACU-6, 48,54	ACU-6, 48,54	P-6	ACU-6, 48,54
subdivision	P-6	P-6	P-6	ACU-6, 48,54	ACU-6, 48,54	P-6	ACU-6, 48,54
residential PUD	P-67	P-67,25	P-67,25	ACU-6, 48,54,67	ACU-6, 48,54,67	P-67,25	ACU-6, 48,54,67
recreational PUD	C-68,22	P-68,22	N	N	N	N	N
Industrial uses:							
water-dependent (WD)	N	N	N	N	N	N	N
water-related (WR)	N	N	N	N	N	N	N
non-WD/non-WR	N	N	N	N	N	N	N
Library	N	N	P	N	N	P	N
Mobile home park	C-7,24	C-7,24	C-7,24	N	N	C-7,24	N
Museum	N	N	C-116	N	N	P	N
School	C-7	C-7, 123	C-7	N	N	N	N
Fire station	P	P	P	N	N	N	N

TABLE 4.2c

NOTE: U.C. - Unincorporated Communities

RURAL RESIDENTIAL USE	ZONE DISTRICT						
	RR-5	RR-2	RC - OUTSIDE U.C.	CREMP RR ZONE	CREMP RC ZONE OUTSIDE U.C.	RC INSIDE U.C.	CREMP RC ZONE INSIDE U.C.
House of worship	C-7	C-7	C-7	N	N	ACU-7	N
Cemetery	ACU-7	ACU-7	ACU-7	N	N	ACU-7	N
Utility Facility:							
generation of power for public sale	C-7	C-7	C-7	C-7,54	C-7,54	C-7	C-7,54
generation of power not for public sale	C-7	C-7	C-7	C-7,54	C-7,54	C-7	C-7,54
service lines	P	P	P	P	P	P	P
communication structure	ACU-7	ACU-7	ACU-7	ACU-7,54	ACU-7,54	ACU-7	ACU-7, 54
air & water navigation aids	ACU-7	ACU-7	ACU-7	ACU-7,54	ACU-7,54	ACU-7	ACU-7
sewer/water plant/ pump station	ACU-7	ACU-7	ACU-7	ACU-7,54	ACU-7,54	ACU-7	ACU-7, 54
Community center:							
grange or lodge	C-7,117	C-7,117	C-7,117	N	N	C-7	N
Circus/carnival	P-27	P-27	P-27	N	N	N	N
Asphalt/concrete (portable plant)	P-26	P-26	P-26	N	N	P-26	N
Airport	N	N	N	N	N	N	N
Personal use airport/heliport	C-7	C-7	N	N	N	N	N
Aero club	C-7	C-7	N	N	N	N	N
Commercial parking lots	C-7	C-7	N	N	N	N	N
Taverns, cocktail lounge, etc.	N	N	C-7,111	N	N	C-7,112	N
Neighborhood store	N	N	C-7,111	N	N	C-7,112	N
Restaurant/café	N	N	C-7,111	N	N	C-7,112	N
Service station	N	N	C-7,111	N	N	C-7,112	N
Feed/grain store	N	N	C-7	N	N	N	N
Hardware supply store	N	N	C-7,111	N	N	C-7,112	N
Second Hand Store	N	N	C-7,111	N	N	C-7,112	N
Assembling, manufacturing, packaging, processing, production, storage or treatment	N	N	C-7,113	N	N	C-7,112	N
Antique sales	N	N	C-7,111	N	N	C-7,112	N
Appliance sales/repair	N	N	C-7,111	N	N	C-7,112	N
Bakery	N	N	C-7,111	N	N	C-7,112	N
Barber/beauty shop	N	N	C-7,111	N	N	C-7,112	N
Confectionery	N	N	C-7,111	N	N	C-7,112	N
Florist-nurseries	N	N	C-7,111	N	N	C-7,112	N

TABLE 4.2c

NOTE: U.C. - Unincorporated Communities

RURAL RESIDENTIAL USE	ZONE DISTRICT						
	RR-5	RR-2	RC - OUTSIDE U.C.	CREMP RR ZONE	CREMP RC ZONE OUTSIDE U.C.	RC INSIDE U.C.	CREMP RC ZONE INSIDE U.C.
Gift shop	N	N	C-7,111	N	N	C-7,112	N
Government building	N	N	C-7	N	N	C-7	N
Grocery	N	N	C-7,111	N	N	C-7,112	N
Vehicle sales/repair	N	N	C-7,111	N	N	C-7,112	N
Building supply sales	N	N	C-7,111	N	N	C-7,112	N
Cabinet/myrtlewood manufacturing sales	N	N	C-7,111	N	N	C-7,112	N
Zoos	N	N	C-7	N	N	C-7	N
Fertilizer bulk sales	N	N	C-7	N	N	C-7	N
Dikes:							
new construction	P	P	P	ACU-54, 77	ACU-54, 77	P	ACU-54, 77
maintenance/repair	P	P	P	ACU-54, 77	ACU-54, 77	P	ACU-54, 77
Drainage & tidegating	P	P	P	ACU-54, 78	ACU-54, 78	P	ACU-54, 78
Dredge material disposal	P	P	P	ACU-41, 51,54,79	ACU-41, 51,54,79	P	ACU-41, 51,54,79
Fill	P	P	P	ACU-54, 80	ACU-54, 80	P	ACU-54, 80
Mitigation	P	P	P	ACU-54	ACU-54	P	ACU-54
Stream alteration	N	N	N	N	N	N	N
Shoreland Stabilization:							
structural	ACU-102	ACU-102	ACU-102	ACU-46, 54,81	ACU-46, 54,81	ACU-102	ACU-46, 54,81
non-structural	P	P	P	P-81	P-81	P	P-81
Alcohol treatment center	C-7	C-7	N	N	N	N	N
Medical - rest home	C-7	C-7	N	N	N	N	N
Day care facility (12 or fewer persons)	P	P	P	P	P	P	P
Day care facility (13 or more persons)	ACU-7	ACU-7	ACU-7	ACU-7	ACU-7	ACU-7	ACU-7
Research & education observation structure	ACU-7, 54	ACU-7, 54	ACU-7, 54	ACU-7, 54	ACU-7, 54	ACU-7, 54	ACU-7, 54
Water-borne transportation	N	N	N	N	N	N	N
Contaminated soil/land farming	N	N	N	N	N	N	N
Winery *OR 04-1-002PL 6-30-04	ACU-7, 8, 64, 118	ACU-7, 8, 64, 118	ACU-7, 8, 64, 118	N	N	ACU-7, 8, 64, 118	N

SECTION 4.2.500. Urban Residential Zoning Districts.

The uses and activities regulated by the urban residential zoning districts are set forth below:

TABLE 4.2d

URBAN RESIDENTIAL USE	ZONE DISTRICT		
	(i) UR-1	UR-2	UR-M
Residential:			
---a) single family dwelling (conventional)	P	P	P
---b) mobile home	N	P	P
---c) manufactured home	P	P	P
---d) floating home	N	P	N
---e) temporary residence	N	P-13	P-13
---f) two family duplex	P	P	P
---g) multi-family dwelling	N	P-69	P
---h) family hardship (02-07)	P-2	P-2	P-2
Home Occupation	P-103	P-103	P-103
Mobile home park	N	C-7,24	C-7,24
Hotel/Motel	N	N	C-7,115
Land Divisions:			
---a) partition	P-6	P-6	P-6
---b) subdivision	P-6	P-6	P-6
---c) residential planned unit development	P-25,67	P-25,67	P-25,67
---d) Recreational planned unit development within urban unincorporated communities		P-22, 68 [OR 04-09-010PL 1/19/05]	
Utility Facility:			
---a) generation of power for public sale	C-7	C-7	C-7
---b) generation of power not for public sale	C-7	C-7	C-7
Service lines	P	P	P
Communication structure	ACU-7	ACU-7	ACU-7
Air & water navigation aids	ACU-7	ACU-7	ACU-7
Sewer/water plant pump station	ACU-7	ACU-7	ACU-7
Farm use pursuant to ORS 215.203 for profit	P	P	P
Farm use pursuant to ORS 215.203 but not for profit	P	P	P
Commercial activity in conjunction with a farm use	N	N	N
Farm buildings	P	P	P

TABLE 4.2d

URBAN RESIDENTIAL USE	ZONE DISTRICT		
	UR-1	UR-2	UR-M
Low intensity recreation	P	P	P
High intensity recreation	C-7	C-7	C-7
Golf course	C-7	C-7	C-7
Circus/carnival	N	N	N
Fire station	C-7	C-7	C-7
Schools	C-7	C-7	C-7
House of worship	C-7	C-7	C-7
Modification of historic structure	ACU-65	ACU-65	ACU-65
Community center, grange or lodge hall	C-7,117	C-7,117	C-7,117
Medical - rest home	C-7	C-7	C-7
Medical - convalescent home	C-7	C-7	C-7
Personal use airport/heliport	C-7	C-7	C-7
Aero club	C-7	C-7	C-7
Exploration:			
---a) geo-thermal	ACU-4,7	ACU-4,7	ACU-4,7
---b) aggregate	ACU-4,7	ACU-4,7	ACU-4,7
---c) other mineral or subsurface resource	ACU-4,7	ACU-4,7	ACU-4,7
Mining:			
---a) geo-thermal	P-23	P-23	P-23
---b) aggregate	N	N	N
---c) other mineral or subsurface resource	P-23	P-23	P-23
Processing:			
---a) geo-thermal	N	N	N
---b) aggregate	N	N	N
---c) other mineral or subsurface resource	N	N	N
Bed & breakfast	C-7, 104	C-7, 104	C-7, 104
Cottage industry	N	C-7,103,106,119	N
Day care facility (12 or fewer persons)	P	P	P
Day care facility (13 or more persons)	ACU-7	ACU-7	ACU-7

SECTION 4.2.600. Commercial-Industrial Zoning Districts.

The uses and activities regulated by the commercial-industrial zoning districts are set forth below:

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Residential:					
Single family dwelling (conventional)	P	C-7 or P-72	P-72	N	N
Mobile home	P	C-7 or P-72	P-72	N	N
Two-family duplex	P	N	N	N	N
Multi-family dwelling	C-7,71	N	N	N	N
Watchman/Caretaker	C-72,72	P-72	P-72	P-57,72,100	P-72
2nd floor apartment	ACU-7,72	P-72	P-72	N	P-72
Temporary dwelling	P-13	P-13	P-13	N	P-13
Family hardship dwelling	P-2 (02-07)	N	N	N	N
Home Occupation	P	P	P	P-100	P
Contaminated Soil/land farming	C-7	C-7	P	P-100	P
Cottage industry	ACU-7,119	P-119	P-119	N	N
Hotel/Motel	C-7,115	P-115	N	N	P-115
Bed & Breakfast	C-7,104	P-104	N	N	N
Mobile Home Park	N	N	N	N	N
Land Divisions:					
Partition	P-6	P-6	P-6	ACU-6,48,57,100	P-6
Subdivision	P-6	P-6	P-6	ACU-6,48,57,100	P-6
Residential Planned Unit Development	C-25,67	N	N	N	N
Recreational Unit Development	C-22,68	N	N	N	N
Utility Facility:					
Generation of Power for public sale	C-7	C-7	P	C-7,57,100	C-7
Generation of power not for public sale	C-7	C-7	P	ACU-7,57,100	P
Service Lines	P	P	P	P-100	P
Communication structure	P	P	P	ACU-7,57,100	P
Air & water navigation aids	ACU-7	ACU-7	P	ACU-7,57,100	P
Sewer/water plant/pump station	P	P	P	ACU-7,57,100	P
Exploration:					
Geo-thermal	ACU-4,7	ACU-4,7	P-4	P-4,100	P-4
Aggregate	ACU-4,7	ACU-4,7	P-4	P-4,100	ACU-4,7
Other mineral or subsurface resource	ACU-4,7	ACU-4,7	P-4	P-4,100	ACU-4,7

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Mining/mineral extraction, including dredging necessary for mineral extraction					
Geo-thermal	C-7,23	C-7,23	P	ACU-54	C-7,23
Aggregate	N	N	P	ACU-54	C-7,23
Processing:					
Geo-thermal	C-7	N	P	N	N
Aggregate	C-7	N	P	N	N
Other mineral or subsurface resource	C-7	N	P	N	N
Farm use pursuant to ORS 215.203	P	N	P	P-100	P
Farm use pursuant to ORS 215.203 but not for profit	P	N	P	P-100	P
Farm Buildings	P	N	P	P-100	P
Propagation, management, harvesting, or primary processing of forest products including sawmills, manufacture and storage of logs and lumber	N	N	P	ACU-38,52,54	N
Dikes:					
construction & maintenance	P	P	P	ACU-54,75	P
new construction	P	P	P	ACU-54,75	P
Drainage & tidegating	P	P	P	ACU-54,76	P
Dredge material disposal	P	P	P	ACU-41,51,54	P
Fill	P	P	P	ACU-54	P
Mitigation	P	P	P	ACU-54	P
Shoreland Stabilization:					
Structural	P	P	P	ACU-46,54	P
Non-structural	P	P	P	P-100	P
Aero:					
Airport/Heliport	C-7	N	P	N	P
Air cargo warehousing and distribution facilities	ACU-7	N	P	N	P
Aircraft or aircraft component manufacturing and assembly	N	N	P	N	P
Air operations facilities	ACU-7	N	P	N	P
Aerial related offices	ACU-7	N	P	N	P
Aero sales, repair and storage including retail commercial dependent upon air transportation	ACU-7,118	N	P-118	N	P-118
Aero school	ACU-7	N	P	N	P
Aero club	ACU-7	N	P	N	P
Advertising	ACU-7	P	N	N	N
Alcohol: distilling (including wineries and breweries)	N	N	P	N	N

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Antique sales	ACU-7,118	P-118	N	N	N
Appliance sales and repair	ACU-7,118	P-118	N	N	N
Art or photograph sales or services	ACU-7,118	P-118	N	N	N
Asphalt/concrete portable plant	N	P-26	P	N	N
Asphalt/concrete permanent plant	N	N	P	N	N
Assembly, manufacturing or packaging, processing, production, storage or treatment of products such as: bone, canvas, cellophane, chemicals, clay, cork, drugs, feather, felt, fiber, fur, glass, glue, hair, horn, leather, metal, paint, paper, plastic, shell, gems, tobacco, rubber, resources, toiletries, wine, wood	N	N	P-119	N	N
Auction houses: general sales	ACU-7	P	P	N	N
Auction houses: livestock sales	N	N	P	N	N
Banks, loan companies brokers	ACU-7,118	P-118	N	N	N
Baths, spas, massage parlors	ACU-7,118	P-118	N	N	N
Bakery	ACU-7,118	P-118	N	N	N
Barber & beauty shop	ACU-7,118	P-118	N	N	N
Bicycle shop	ACU-7,118	P-118	N	N	N
Blacksmith shop & foundry	N	N	P-118	N	N
Boat & ship construction & repair	N	N	P-119	N	N
Books or stationery sales, book bindery	ACU-7,118	P-118	N	N	N
Building supplies	ACU-7,118	ACU-7,118	P	N	N
Cabinet/myrtlewood products manufacturing	ACU-7,118	P-118	P-118	N	N
Campground	C-7,30	C-7,30	N	N	N
Carpet sales/cleaning	ACU-7,118	P-118	N	N	N
Catering service	ACU-7,118	P-118	N	N	N
Cemetery	ACU-7	ACU-7	N	N	N
Circus/carnival	P-27,118	P-27,118	P-27,118	N	N
Correctional institution, jail, penal farm	C-7	C-7	N	N	N

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Cold storage/ice plant	ACU-7,119	P-119	P-119	N	N
Clothing sales/cleaning	ACU-7,118	P-118	N	N	N
Community center/grange or lodge hall	C-7,117	P-117	N	N	N
Confectionery	ACU-7,118	P-118	N	N	N
Dams	ACU-7	ACU-7	ACU-7	N	N
Delicatessen	ACU-7,118	P-118	N	N	N
Department store	ACU-7,118	P-118	N	N	N
Drug store	ACU-7,118	P-118	N	N	N
Dry goods, notions	ACU-7,118	P-118	N	N	N
Electronic sales/service	ACU-7,118	P-118	N	N	N
Entertainment/dancing theaters	ACU-7,118	ACU-7,118	N	N	N
Equipment rental	ACU-7,118	P-118	P-118	N	N
Feed store	ACU-7	ACU-7	P	N	N
Feed lot	N	N	ACU-7	N	N
Fertilizer bulk sales	ACU-7	ACU-7	P	N	N
Fire station	ACU-7	P	P	N	P
Florist and nurseries	ACU-7,118	P-118	N	N	N
Furniture store	ACU-7,118	P-118	N	N	N
Garden supply sales	ACU-7,118	P-118	N	N	N
Gift shop	ACU-7,118	P-118	N	N	N
Glass blowing shop	ACU-7,118	P-118	N	N	N
Golf course	C-7	C-7	N	N	N
Government building	ACU-7	P	N	N	P
Grocery store	ACU-7,118	P-118	N	N	N
Hardware store	ACU-7,118	P-118	N	N	N
High- intensity recreation	C-7,118	C-7,118	P*118	ACU-54,118	N
House of worship	C-7	P	N	N	N

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Jewelry store	C-7,118	P-118	N	N	N
Junk yard/wrecking yard	N	N	P	N	N
Laundrys/laundro-mat	ACU-7,118	P-118	N	N	N
Leather goods store	ACU-7,118	P-118	N	N	N
Library	ACU-7	P	N	N	N
Locksmith shop	ACU-7,118	P-118	N	N	N
Meat cutting and sales (not including slaughter house or stockyard)	ACU-7,118	P-118	N	N	N
Medical:					
Ambulance service	C-7	P	N	N	N
Medical/dental clinic	C-7,118	P-118	N	N	N
Offices	C-7,118	P-118	N	N	N
Dormitories	C-7	P	N	N	N
Rest or convalescent home	C-7	P	N	N	N
Sanitarium	C-7	P	N	N	N
Hospital	C-7	P	N	N	N
Millinery or dressmaking	ACU-7,118	P-118	N	N	N
Mini-warehouse storage	ACU-7	P	P	N	N
Mobile home sales & service	ACU-7	P	N	N	N
Modification of historic structures	ACU-65	ACU-65	ACU-65	ACU-65,100	N
Mortuary or funeral home	ACU-7,118	P-118	N	N	N
Museum	ACU-7,116	P-116	N	N	P
Music store	ACU-7,118	P-118	N	N	N
Neighborhood store	ACU-7,118	P-118	N	N	N
Office building	ACU-7,118	P-118	P-118	N	N
Office supply store	ACU-7,118	P-118	N	N	N
Packing plant	N	N	C-7,119	N	N
Picture frame shop	ACU-7,118	P-118	N	N	N
Pet shop	ACU-7,118	P-118	N	N	N
Pottery & ceramics shop	ACU-7,118	P-118	N	N	N

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Print shop	ACU-7,118	P-118	N	N	N
Public service office	ACU-7	P	N	N	ACU-7
Recreational vehicle park	C-7,30	C-7,30	N	N	N
Rendering plant	N	N	C-7,119	N	N
Re-upholstery shop	ACU-7,118	P-118	P-118	N	N
Restaurant	ACU-7,118	P-118	N	N	P-118
Research & education observation structure	ACU-7	P	N	N	ACU-7
School	C-7	P	N	N	N
Seasonal product sales	P-12	N	N	N	N
Second hand store	ACU-7,118	ACU-7,118	N	N	N
Service station	ACU-7,118	P-118	P-118	N	N
Shoe store	ACU-7,118	P-118	N	N	N
Slaughter house	N	N	C-7,119	N	N
Solid waste landfill	N	N	C-7	N	C-7
Solid waste disposal facility	N	N	C-7	N	C-7
Sporting good store	ACU-7,118	P-118	N	N	N
Storage warehouse	ACU-7,119	ACU-7,119	P-119	N	N
Tannery	N	N	C-7	N	N
Taverns, lounges, etc.	ACU-7,118	C-7,118	N	N	N
Tire recapping shop	C-7,118	C-7,118	P-118	N	N
Tire sales	ACU-7,118	P-118	P-118	N	N
Toy store	ACU-7,118	P-118	N	N	N
Variety store	ACU-7,118	P-118	N	N	N
Vehicle:					
Auto sales, repair	ACU-7,118	P-118	ACU-7,118	N	N
Auto rental	ACU-7,118	P-118	N	N	P-118
Taxi/bus/truck rental	C-7,118	P-118	C-7,118	N	P-118
Off-road vehicle rental	ACU-7,118	P-118	P-118	N	N
Parking lot/structure	ACU-7	P	P	N	N

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Race track	N	C-7,118	C-7,118	N	N
Truck/heavy equipment sales, repair, service, storage	ACU-7,119	ACU-7,119	P-119	N	N
Truck stop	N	N	C-7,119	N	N
Veterinary clinic/kennel	C-7,118	P-118	N	N	N
Zoos	C-7,118	P-118	N	N	N
Commercial					
water-dependent	N	N	N	ACU-54,118	N
water-related	N	N	N	ACU-54,118	N
non-water-dependent/related	N	N	N	ACU-54,74,118	N
Industrial					
water-dependent	N	N	N	ACU-39,54,119	N
water-related	N	N	N	ACU-39,54,119	N
non-water-dependent/related	N	N	N	ACU-39,54,73,119	N
Day care facility (12 or fewer persons)	P	P	N	N	N
Day care facility (13 or more persons)	ACU-7	ACU-7	N	N	N
Service station with convenience store	N	N	C-7,118	N	N
Mobile home parks	N	N	N	N	N
Ball Park	N	N	P-118	N	N
Water-borne transportation	N	N	N	ACU-54	N
Restoration					
Active restoration of fish & wildlife habitat or water quality & estuarine enhancement	N	N	N	N	N
Passive	P	P	P	P	P

* A site plan review is not necessary (CL-03-01, December 9, 2003)

SECTION 4.2.700. Commercial-Industrial Zoning Districts within Rural Unincorporated Communities.

The uses and activities regulated by the commercial-industrial zoning districts are set forth below:

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD-10	C-1	IND	CREMP IND	AO
Advertising	ACU-7	P	N	N	N
Aero:					
Airport/heliport	C-7	N	P	N	P
Air cargo warehousing and distribution facilities	ACU-7	N	P	N	P
Aircraft or aircraft component manufacturing and assembly	N	N	P	N	P
Air operations facilities	ACU-7	N	P	N	P
Aerial related offices	ACU-7	N	P	N	P
Aero sales, repair and storage including retail commercial dependent upon air transportation	ACU-7,118	N	P-118	N	P-118
Aero school	ACU-7	N	P	N	P
Aero club	ACU-7	N	P	N	P
Agriculture:					
Air & water navigation aids	ACU-7	ACU-7	P	ACU-7,57,100	P
Alcohol: distilling (including wineries and breweries)	N	N	P	N	N
Antique sales	ACU-7,118	P-118	N	N	N
Appliance sales and repair	ACU-7,118	P-118	N	N	N
Art or photograph sales or services	ACU-7,118	P-118	N	N	N
Asphalt/concrete portable plant	N	P-26	P	N	N
Asphalt/concrete permanent plant	N	N	P	N	N
Assembly, manufacturing or packaging, processing, production, storage or treatment of products such as bone, canvas, cellophane, chemicals, clay, cork, drugs, feather, felt, fiber, fur, glass, glue, hair, horn, leather, metal, paint, paper, plastic, shell, gems, tobacco, rubber, resources, toiletries, wine, wood	N	N	P-119	N	N
Auction houses: general sales	ACU-7	P	P	N	N
Auction houses: livestock sales	N	N	P	N	N

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Bakery	ACU- 7,118	P-118	N	N	N
Ball Park	N	N	P-118	N	N
Banks, loan companies brokers	ACU- 7,118	P-118	N	N	N
Barber & beauty shop	ACU- 7,118	P-118	N	N	N
Baths, spas, massage parlors	ACU- 7,118	P-118	N	N	N
Bed & Breakfast	C-7,104	P-104	N	N	N
Bicycle shop	ACU- 7,118	P-118	N	N	N
Blacksmith shop & foundry	N	N	P-118	N	N
Boat & ship construction & repair	N	N	P-119	N	N
Books or stationery sales, book bindery	ACU- 7,118	P-118	N	N	N
Building supplies	ACU- 7,118	ACU- 7,118	P	N	N
Cabinet/myrtlewood products manufacturing	ACU- 7,118	P-118	P-118	N	N
Campground	C-7,30	C-7,30	N	N	N
Carpet sales/cleaning	ACU- 7,118	P-118	N	N	N
Catering service	ACU- 7,118	P-118	N	N	N
Cemetery	ACU-7	ACU-7	N	N	N
Circus/carnival	P-27,118	P-27,118	P-27,118	N	N
Clothing sales/cleaning	ACU- 7,118	P-118	N	N	N
Cold storage/ice plant	ACU- 7,119	P-119	P-119	N	N
Communication structure	P	P	P	ACU- 7,57,100	P
Community center/grange or lodge hall	C-7,117	P-117	N	N	N
Confectionery	ACU- 7,118	P-118	N	N	N
Contaminated Soil/land farming	C-7	C-7	P	P-100	P
Correctional institution, jail, penal farm	C-7	C-7	N	N	N
Cottage industry	ACU- 7,119	P-119	P-119	N	N

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Commercial					
Water-dependent	N	N	N	ACU- 54,118	N
Water-related	N	N	N	ACU- 54,118	N
Non-water-dependent/related	N	N	N	ACU-54, 74,118	N
Dams	ACU-7	ACU-7	ACU-7	N	N
Day care facility (12 or fewer persons)	P	P	N	N	N
Day care facility (13 or more persons)	ACU-7	ACU-7	N	N	N
Delicatessen	ACU- 7,118	P-118	N	N	N
Department store	ACU- 7,118	P-118	N	N	N
Diking:					
construction & maintenance	P	P	P	ACU-54,75	P
new construction	P	P	P	ACU-54,75	P
Drainage & tidegating	P	P	P	ACU-54,76	P
Dredge material disposal	P	P	P	ACU- 41,51,54	P
Drug store	ACU- 7,118	P-118	N	N	N
Dry goods, notions	ACU- 7,118	P-118	N	N	N
Electronic sales/service	ACU- 7,118	P-118	N	N	N
Entertainment/dancing theaters	ACU- 7,118	ACU- 7,118	N	N	N
Equipment rental	ACU- 7,118	P-118	P-118	N	N
Exploration:					
Geo-thermal	ACU-4,7	ACU-4,7	P-4	P-4,100	P-4
Aggregate	ACU-4,7	ACU-4,7	P-4	P-4,100	ACU-4,7
Other mineral or subsurface resource	ACU-4,7	ACU-4,7	P-4	P-4,100	ACU-4,7
Farm use pursuant to ORS 215.203	P	N	P	P-100	P
Farm use pursuant to ORS 215.203 but not for profit	P	N	P	P-100	P
Farm Buildings	P	N	P	P-100	P

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Feed store	ACU-7	ACU-7	P	N	N
Feed lot	N	N	ACU-7	N	N
Fertilizer bulk sales	ACU-7	ACU-7	P	N	N
Fill	P	P	P	ACU-54	P
Fire station	ACU-7	P	P	N	P
Florist and nurseries	ACU-7, 7,118	P-118	N	N	N
Forestry: Propagation, management, harvesting, or primary processing of forest products including sawmills, manufacture and storage of logs and lumber	N	N	P	ACU-38, 52,54	N
Furniture store	ACU-7, 7,118	P-118	N	N	N
Garden supply sales	ACU-7, 7,118	P-118	N	N	N
Gift shop	ACU-7, 7,118	P-118	N	N	N
Glass blowing shop	ACU-7, 7,118	P-118	N	N	N
Golf course	C-7	C-7	N	N	N
Government building	ACU-7	P	N	N	P
Grocery store	ACU-7, 7,118	P-118	N	N	N
Hardware store	ACU-7, 7,118	P-118	N	N	N
Recreation:					
high-intensity	C-7,118	C-7,118	P*-118	ACU-54, 118	N
low intensity	P	P	N	N	N
Home Occupation					
Home Occupation	P	P	P	P-100	P
Hotel/Motel	C-7,115	P-115	N	N	P-115
House of worship	C-7	P	N	N	N
Industrial					
water-dependent	N	N	N	ACU-39, 54,119	N
water-related	N	N	N	ACU-39, 54,119	N
non-water-dependent/related	N	N	N	ACU-39, 54,73,119	N
Jewelry store					
Jewelry store	C-7,118	P-118	N	N	N
Junk yard/wrecking yard	N	N	P	N	N

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Land Divisions:					
partition	P-6	P-6	P-6	ACU-6, 48,57,100	P-6
subdivision	P-6	P-6	P-6	ACU-6, 48,57,100	P-6
residential PUD	C-25,67	N	N	N	N
recreational PUD	C-22,68	N	N	N	N
Laundries/laundro-mat					
Laundries/laundro-mat	ACU- 7,118	P-118	N	N	N
Leather goods store					
Leather goods store	ACU- 7,118	P-118	N	N	N
Library					
Library	ACU-7	P	N	N	N
Locksmith shop					
Locksmith shop	ACU- 7,118	P-118	N	N	N
Meat cutting and sales (not including slaughter house or stockyard)					
Meat cutting and sales (not including slaughter house or stockyard)	ACU- 7,118	P-118	N	N	N
Medical:					
ambulance service					
ambulance service	C-7	P	N	N	N
medical/dental clinic					
medical/dental clinic	C-7,118	P-118	N	N	N
offices					
offices	C-7,118	P-118	N	N	N
dormitories					
dormitories	C-7	P	N	N	N
rest or convalescent home					
rest or convalescent home	C-7	P	N	N	N
sanitarium					
sanitarium	C-7	P	N	N	N
hospital					
hospital	C-7	P	N	N	N
Millinery or dressmaking					
Millinery or dressmaking	ACU- 7,118	P-118	N	N	N
Mining/mineral extraction, including dredging necessary for mineral extraction:					
geo-thermal					
geo-thermal	C-7,23	C-7,23	P	ACU-54	C-7,23
aggregate					
aggregate	N	N	P	ACU-54	C-7,23
Mini-warehouse storage					
Mini-warehouse storage	ACU-7	P	P	N	N
Mitigation					
Mitigation	P	P	P	ACU-54	P
Mobile Home Park					
Mobile Home Park	N	N	N	N	N
Mobile home sales & service					
Mobile home sales & service	ACU-7	P	N	N	N
Modification of historic structures					
Modification of historic structures	ACU-65	ACU-65	ACU-65	ACU- 65,100	N
Mortuary or funeral home					
Mortuary or funeral home	ACU- 7,118	P-118	N	N	N

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Museum	ACU- 7,116	P-116	N	N	P-116
Music store	ACU- 7,118	P-118	N	N	N
Neighborhood store	ACU- 7,118	P-118	N	N	N
Office building	ACU- 7,118	P-118	P-118	N	N
Office supply store	ACU- 7,118	P-118	N	N	N
Packing plant	N	N	C-7,119	N	N
Picture frame shop	ACU- 7,118	P-118	N	N	N
Pet shop	ACU- 7,118	P-118	N	N	N
Pottery & ceramics shop	ACU- 7,118	P-118	N	N	N
Print shop	ACU- 7,118	P-118	N	N	N
Processing:					
geo-thermal	C-7	N	P	N	N
aggregate	C-7	N	P	N	N
other mineral or subsurface resource	C-7	N	P	N	N
Public service office					
Public service office	ACU-7	P	N	N	ACU-7
Recreational vehicle park	C-7,30	C-7,30	N	N	N
Rendering plant	N	N	C-7,119	N	N
Research & education observation structure	ACU-7	P	N	N	ACU-7
Residential:					
single family dwelling (conventional)	P	C-7or P- 72	P-72	N	N
mobile home	P	C-7or P- 72	P-72	N	N
two-family duplex	P	N	N	N	N
multi-family dwelling	C-7,71	N	N	N	N
watchman/caretaker	C-72,72	P-72	P-72	P- 57,72,100	P-72
2nd floor apartment	ACU-7, 72	P-72	P-72	N	P-72
temporary dwelling	P-13	P-13	P-13	N	P-130
family hardship dwelling	P-2 (2-07)	N	N	N	N

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Restaurant	ACU- 7,118	P-118	N	N	P-118
Re-upholstery shop	ACU- 7,118	P-118	P-118	N	N
School	C-7	P	N	N	N
Seasonal product sales	P-12	N	N	N	N
Second hand store	ACU- 7,118	ACU- 7,118	N	N	N
Service Lines	P	P	P	P-100	P
Service station	ACU- 7,118	P-118	P-118	N	N
Service station with convenience store	N	N	C-7,118	N	N
Sewer/water plant/pump station	P	P	P	ACU- 7,57,100	P
Shoe store	ACU- 7,118	P-118	N	N	N
Shoreland Stabilization:					
structural	P	P	P	ACU-46,54	P
non-structural	P	P	P	P-100	P
Slaughter house					
Slaughter house	N	N	C-7,119	N	N
Solid waste landfill					
Solid waste landfill	N	N	C-7	N	C-7
Solid waste disposal facility					
Solid waste disposal facility	N	N	C-7	N	C-7
Sporting good store					
Sporting good store	ACU- 7,118	P-118	N	N	N
Storage warehouse					
Storage warehouse	ACU- 7,119	ACU- 7,119	P-119	N	N
Tannery					
Tannery	N	N	C-7	N	N
Taverns, lounges, etc.					
Taverns, lounges, etc.	ACU- 7,118	C-7,118	N	N	N
Tire recapping shop					
Tire recapping shop	C-7,118	C-7,118	P-118	N	N
Tire sales					
Tire sales	ACU- 7,118	P-118	P-118	N	N
Toy store					
Toy store	ACU- 7,118	P-118	N	N	N
Utility Facility:					
generation of power for public sale	C-7	C-7	P	C-7,57,100	C-7
generation of power not for public sale	C-7	C-7	P	ACU- 7,57,100	P
Variety store					
Variety store	ACU- 7,118	P-118	N	N	N

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD- 10	C-1	IND	CREMP IND	AO
Vehicle:					
auto sales, repair	ACU- 7,118	P-118	ACU- 7,118	N	N
auto rental	ACU- 7,118	P-118	N	N	P-118
taxi/bus/truck rental	C-7,118	P-118	C-7,118	N	P-118
off-road vehicle rental	ACU- 7,118	P-118	P-118	N	N
parking lot/structure	ACU-7	P	P	N	N
race track	N	C-7,118	C-7,118	N	N
truck/heavy equipment sales, repair, service, storage	ACU- 7,119	ACU- 7,119	P-119	N	N
truck stop	P	P	C-7,119	P	P
Veterinary clinic/kennel	C-7,118	P-118	P	P	P
Zoos	C-7,118	P-118	P	P	P
Restoration					
passive	N	N	N	N	N
active restoration of fish & wildlife habitat or water quality & estuarine enhancement	N	N	N	N	N
Water-borne transportation	N	N	N	N	N

* A site plan review is not necessary (CL-03-01, December 9, 2003)

SECTION 4.2.800. Commercial-Industrial Zoning Districts within Urban Unincorporated Communities.

The uses and activities regulated by the commercial-industrial zoning districts are set forth below:

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Residential:					
single family dwelling (conventional)	P	C-7 or P-72	P-72	N	N
mobile home	P	C-7 or P-72	P-72	N	N
two-family duplex	P	N	N	N	N
multi-family dwelling	C-7,71	N	N	N	N
watchman/caretaker	C-72,72	P-72	P-72	P-57, 72,100	P-72
2nd floor apartment	ACU-7, 72	P-72	P-72	N	P-72
temporary dwelling	P-13	P-13	P-13	N	P-130
family hardship dwelling	P-2 (02-07)	N	N	N	N
floating home	N	C-7	P-72	N	N
Home Occupation					
Home Occupation	P	P	P	P-100	P
Contaminated Soil/land farming	C-7	C-7	P	P-100	P
Cottage industry	ACU-7,119	P-119	P-119	N	N
Hotel/Motel	C-7,115	P-115	N	N	P-115
Bed & Breakfast	C-7,104	P-104	N	N	N
Mobile Home Park	N	N	N	N	N
Land Divisions:					
partition	P-6	P-6 P-6		ACU-6, 48,57,100	P-6
subdivision	P-6	P-6	P-6	ACU-6, 48,57,100	P-6
residential PUD	C-25,67	N	N	N	N
recreational PUD	C-22,68	N	N	N	N
Utility Facility:					
generation of power for public sale	C-7	C-7	P	C- 7,57,100	C-7
generation of power not for public sale	C-7	C-7	P	ACU-7, 57,100	P

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Service lines	P	P	P	P-100	P
Communication structure	P	P	P	ACU-7, 57,100	P
Air & water navigation aids	ACU-7	ACU-7	P	ACU-7, 57,100	P
Sewer/water plant/pump station	P	P	P	ACU-7, 57,100	P
Exploration:					
geo-thermal	ACU-4,7	ACU-4,7	P-4	P-4,100	P-4
aggregate	ACU-4,7	ACU-4,7	P-4	P-4,100	ACU-4,7
other mineral or subsurface resource	ACU-4,7	ACU-4,7	P-4	P-4,100	ACU-4,7
Mining /mineral extraction, including dredging necessary for mineral extraction:					
geo-thermal	C-7,23	C-7,23	P	ACU-54	C-7,23
aggregate	N	N	P	ACU-54	C-7,23
Processing:					
geo-thermal	C-7	N	P	N	N
aggregate	C-7	N	P	N	N
other mineral or subsurface resource	C-7	N	P	N	N
Farm use pursuant to ORS 215.203	P	N	P	P-100	P
Farm use pursuant to ORS 215.203 but not for profit	P	N	P	P-100	P
Farm Buildings	P	N	P	P-100	P
Forestry: Propagation, management, harvesting, or primary processing of forest products including sawmills, manufacture and storage of logs and lumber	N	N	P	ACU-38, 52,54	N
Dikes:					
new construction	P	P	P	ACU-54, 75	P
construction & maintenance	P	P	P	ACU-54, 75	P
drainage & tidegating	P	P	P	ACU-54, 76	P

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Dredge material disposal	P	P	P	ACU-41, 51,54	P
Fill	P	P	P	ACU-54	P
Mitigation	P	P	P	ACU-54	P
Shoreland Stabilization:					
structural	P	P	P	ACU-46, 54	P
non-structural	P	P	P	P-100	P
Aero:					
airport/heliport	C-7	N	P	N	P
air cargo warehousing and distribution facilities	ACU-7	N	P	N	P
aircraft or aircraft component manufacturing and assembly	-	N	P	N	P
air operations facilities	ACU-7	N	P	N	P
aerial related offices	ACU-7	N	P	N	P
aero sales, repair and storage including retail commercial dependent upon air transportation	ACU-7,118	N	P-118	N	P-118
aero school	ACU-7	N	P	N	P
aero club	ACU-7	N	P	N	P
Advertising	ACU-7	P	N	N	N
Alcohol: distilling (including wineries and breweries)	N	N	P	N	N
Antique sales	ACU-7,118	P-118	N	N	N
Appliance sales and repair	ACU-7,118	P-118	N	N	N
Art or photograph sales or services	ACU-7,118	P-118	N	N	N
Asphalt/concrete portable plant	N	P-26	P	N	N
Asphalt/concrete permanent plant	N	N	P	N	N

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Assembly, manufacturing or packaging, processing, production, storage or treatment of products such as: bone, canvas, cellophane chemicals, clay, cork, drugs, feather, felt, fiber, fur, glass, glue, hair, horn leather, metal, paint, paper, plastic shell, gems, tobacco, rubber, resources, toiletries, wine, wood	N	N	P-119	N	N
Auction houses: general sales	ACU-7	P	P	N	N
Auction houses: livestock sales	N	N	P	N	N
Banks, loan companies brokers	ACU-7,118	P-118	N	N	N
Baths, spas, massage parlors	ACU-7,118	P-118	N	N	N
Bakery	ACU-7,118	P-118	N	N	N
Barber & beauty shop	ACU-7,118	P-118	N	N	N
Bicycle shop	ACU-7,118	P-118	N	N	N
Blacksmith shop & foundry	N	N	P-118	N	N
Boat & ship construction & repair	N	N	P-119	N	N
Books or stationery sales, book bindery	ACU-7,118	P-118	N	N	N
Building supplies	ACU-7,118	ACU-7,118	P	N	N
Cabinet/myrtlewood products manufacturing	ACU-7,118	P-118	P-118	N	N
Campground	C-7,30	C-7,30	N	N	N
Carpet sales/cleaning	ACU-7,118	P-118	N	N	N
Catering service	ACU-7,118	P-118	N	N	N
Cemetery	ACU-7	ACU-7	N	N	N
Circus/carnival	P-27,118	P-27,118	P-27,118	N	N
Correctional institution, jail, penal farm	C-7	C-7	N	N	N
Cold storage/ice plant	ACU-7,119	P-119	P-119	N	N

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Clothing sales/cleaning	ACU-7,118	P-118	N	N	N
Community center/grange or lodge hall	C-7,117	P-117	N	N	N
Confectionery	ACU-7,118	P-118	N	N	N
Dams	ACU-7	ACU-7	ACU-7	N	N
Delicatessen	ACU-7,118	P-118	N	N	N
Department store	ACU-7,118	P-118	N	N	N
Drug store	ACU-7,118	P-118	N	N	N
Dry goods, notions	ACU-7,118	P-118	N	N	N
Electronic sales/service	ACU-7,118	P-118	N	N	N
Entertainment/dancing theaters	ACU-7,118	ACU-7,118	N	N	N
Equipment rental	ACU-7,118	P-118	P-118	N	N
Feed store	ACU-7	ACU-7	P	N	N
Feed lot	N	N	ACU-7	N	N
Fertilizer bulk sales	ACU-7	ACU-7	P	N	N
Fire station	ACU-7	P	P	N	P
Florist and nurseries	ACU-7,118	P-118	N	N	N
Furniture store	ACU-7,118	P-118	N	N	N
Garden supply sales	ACU-7,118	P-118	N	N	N
Gift shop	ACU-7,118	P-118	N	N	N
Glass blowing shop	ACU-7,118	P-118	N	N	N
Golf course	C-7	C-7	N	N	N
Government building	ACU-7	P	N	N	P
Grocery store	ACU-7,118	P-118	N	N	N
Hardware store	ACU-7,118	P-118	N	N	N
Recreation:					
passive	N	N	N	N	N
high intensity	C-7,118	C-7,118	P*-118	ACU- 54,118	N
House of worship	C-7	P	N	N	N
Jewelry store	C-7,118	P-118	N	N	N
Junk yard/wrecking yard	N	N	P	N	N
Laundries/laundro-mat	ACU-7,118	P-118	N	N	N
Leather goods store	ACU-7,118	P-118	N	N	N
Library	ACU-7	P	N	N	N
Locksmith shop	ACU-7,118	P-118	N	N	N

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Meat cutting and sales (not including slaughter house or stockyard)	ACU-7,118	P-118	N	N	N
Medical:					
ambulance service	C-7	P	N	N	N
medical/dental clinic	C-7,118	P-118	N	N	N
offices	C-7,118	P-118	N	N	N
dormitories	C-7	P	N	N	N
rest or convalescent home	C-7	P	N	N	N
sanitarium	C-7	P	N	N	N
hospital	C-7	P	N	N	N
Millinery or dressmaking	ACU-7,118	P-118	N	N	N
Mini-warehouse storage	ACU-7	P	P	N	N
Mobile home sales & service	ACU-7	P	N	N	N
Modification of historic structures	ACU-65	ACU-65	ACU-65	ACU-65, 100	N
Mortuary or funeral home	ACU-7,118	P-118	N	N	N
Museum	ACU-7,116	P-116	N	N	P-116
Music store	ACU-7,118	P-118	N	N	N
Neighborhood store	ACU-7,118	P-118	N	N	N
Office building	ACU-7,118	P-118	P-118	N	N
Office supply store	ACU-7,118	P-118	N	N	N
Packing plant	N	N	C-7,119	N	N
Picture frame shop	ACU-7,118	P-118	N	N	N
Pet shop	ACU-7,118	P-118	N	N	N
Pottery & ceramics shop	ACU-7,118	P-118	N	N	N
Print shop	ACU-7,118	P-118	N	N	N
Public service office	ACU-7	P	N	N	ACU-7
Recreational vehicle park	C-7,30	C-7,30	N	N	N
Rendering plant	N	N	C-7,119	N	N
Re-upholstery shop	ACU-7,118	P-118	P-118	N	N
Restaurant	ACU-7,118	P-118	N	N	P-118

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Research & education observation structure	ACU-7	P	N	N	ACU-7
Water-borne transportation	N	N	N	ACU-7,54	N
School	C-7	P	N	N	N
Seasonal product sales	P-12	N	N	N	N
Second hand store	ACU-7,118	ACU- 7,118	N	N	N
Service station	ACU-7,118	P-118	P-118	N	N
Shoe store	ACU-7,118	P-118	N	N	N
Slaughter house	N	N	C-7,119	N	N
Solid waste landfill	N	N	C-7	N	C-7
Restoration:					
passive	P	P	P	P	P
active restoration of fish & wildlife habitat or water quality & estuarine enhancement	N	N	N	N	N
Solid waste disposal facility	N	N	C-7	N	C-7
Water-borne transportation	N	N	N	ACU-54,7	N
Sporting good store	ACU-7,118	P-118	N	N	N
Storage warehouse	ACU-7,119	ACU- 7,119	P-119	N	N
Tannery	N	N	C-7	N	N
Taverns, lounges, etc.	ACU-7,118	C-7,118	N	N	N
Tire recapping shop	C-7,118	C-7,118	P-118	N	N
Tire sales	ACU-7,118	P-118	P-118	N	N
Toy store	ACU-7,118	P-118	N	N	N
Variety store	ACU-7,118	P-118	N	N	N
Vehicle:					
auto sales, repair	ACU-7,118	P-118	ACU-7, 118	N	N
auto rental	ACU-7,118	P-118	N	N	P-118
taxi/bus/truck rental	C-7,118	P-118	C-7,118	N	P-118
off-road vehicle rental	ACU-7,118	P-118	P-118	N	N
parking lot/structure	ACU-7	P	P	N	N
race track	N	C-7,118	C-7,118	N	N
truck/heavy equipment sales, repair, service, storage	ACU-7,119	ACU-7, 119	P-119	N	N

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
truck stop	N	N	C-7,119	N	N
Veterinary clinic/kennel	C-7,118	P-118	N	N	N
Zoos	C-7,118	P-118	N	N	N
Commercial:					
water-dependent	N	N	N	ACU-54, 118	N
water-related	N	N	N	ACU-54, 118	N
non-water-dependent/related	N	N	N	ACU-54, 74,118	N
Industrial:					
water-dependent	N	N	N	ACU-39, 54,119	N
water-related	N	N	N	ACU-39, 54,119	N
non-water-dependent/related	N	N	N	ACU-39, 54,73,119	N
Day care facility (12 or fewer persons)	P	P	N	N	N
Day care facility (13 or more persons)	ACU-7	ACU-7	N	N	N
Service station with convenience store	N	N	C-7,118	N	N
Mobile home parks	N	N	N	N	N
Ball Park	N	N	P-118	N	N

* A site plan review is not necessary (CL-03-01, December 9, 2003)

SECTION 4.2.900. Review Standards and Special Development Conditions. The review standards and special development conditions referenced in Tables 4.2-a through 4.2-g are set forth below:

1. (Reserved)
2. Applicant must submit the following information and the use is subject to the following condition:
 - a. certification from a qualified physician
 - i. what the hardship is, and
 - ii. that the person requiring the hardship dwelling must live close to someone due to the hardship.
 - b. Must be a mobile home or recreational vehicle used temporarily during a family hardship condition relating to the aged, infirmed or persons incapable of maintaining a complete separate residence apart from their families, and must be removed upon termination of the hardship.
3. Additional dwellings in conjunction with an existing commercial farm use provided:
 - a. each proposed dwelling is necessary for the effective management of the commercial farm operation; or
 - b. the proposed dwelling will replace an existing dwelling which has been listed in the County inventory as historic property as defined in ORS 358.480.
4. The following conditions shall be included in any conditional use permit for exploration for subsurface mineral resource:
 - a. all drill holes shall be filled and capped according to the following standards, and bonds to secure performance of this obligation shall be required as follows:
 - i. the applicant shall provide the Coos County Watermaster with the location of each hole by township, range, section and driller's identification number of all holes drilled;
 - ii. a plot plan showing these locations will be furnished to the Watermaster;

- iii. the applicant shall seal all test holes from the bottom within 2 feet of land surface with cement, native clay, bentonite mixture (e.g., "Sure-Gel", Aqua Gell") of 9 pounds to 9-1/2 pounds of bentonite per gallon of water;
- iv. if artesian flows are encountered, the test hole will be:
 - 1. abandoned according to the following abandonment procedures:

ABANDONMENT OF ARTESIAN EXPLORATION HOLES. The flow of artesian exploration holes to be abandoned shall be confined or restricted by cement grout applied under pressure, or by the use of a suitable well packer, or a wooden or cast lead plug placed at the bottom of the confining formation immediately above the artesian water-bearing zone. Cement grout or concrete shall be used to effectively fill the exploration hole to land surface; or

- 2. developed for use of the artesian flow by a water well driller who is properly licensed and bonded by the State of Oregon.
- v. If unusual conditions occur at a test hole site and compliance to the above standards will not result in a satisfactorily abandoned hole, the driller shall request that special standards be prescribed by the Watermaster for the particular hole;
- vi. the applicant shall notify the County Watermaster prior to the abandonment of all test holes, drill holes, exploration holes, etc. As used in this section the term 'abandonment' shall mean the act of filling any hole with the required sealing material;
- vii. in addition to complying with the procedures outlined above, the applicant shall post a surety bond in the amount of five thousand (\$5,000.00) dollars for each hole drilled or a bond for fifty thousand (\$50,000.00) dollars to cover all test holes. The surety bond shall be filed with the Board of Commissioners, and may be written by a surety company duly licensed by and authorized to do business in the State of Oregon. The release of such bond shall be conditioned upon the successful capping of all holes according to the procedure described above;

- viii. although it is recommended that the test hole be sealed prior to moving the drilling rig, in no case shall the drill hole be left open for more than five (5) days after the drilling rig is moved off the test hole without prior approval of the County's designated representative;
 - b. The applicant shall be required to construct a catch basin around each drilling site to retain any possible run-off.
 - c. Abandonment procedure:
 - i. at the discretion of the County's appointed representative (usually, the district Watermaster), this representative may require that the exploration hole abandonment not begin until he is present at the site.
 - ii. In the event that paragraph "a" above, is implemented, the County's appointed representative may, if he is unable to be present during abandonment, otherwise authorize abandonment. This authorization may be given verbally by telephone.
 - iii. The County's appointed representative may require that the exploration hole be abandoned with cement grout.
5. On land, zoned "Recreation" and privately owned on January 1, 1993, one single family dwelling or mobile home may be established on contiguous lots or parcels under the same ownership on January 1, 1993, provided:
- a. the dwelling will not interfere with or pre-empt future or existing recreational uses on adjacent or nearby Recreational zoned land.
 - b. The dwelling is compatible with surrounding uses or could be made compatible with the imposition of conditions.
 - c. No other dwellings exist on the contiguous lots or parcels under that ownership.
 - d. Any land divisions to separate a dwelling established under this section must create a 5 acre parcel containing the dwelling. No other dwellings may be established on the remaining parcel. A land division must comply with Article 6.5 of the Ordinance [OR 92-11-018PL]
6. Use must comply with Article 6.1 and 6.5.

7. The proposed use must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.
8. This use shall be allowed only where findings establish that the use will not:
 - a. force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or
 - b. significantly increase the cost of accepted farm or forest practices on surrounding lands devoted for farm or forest use.

This review standard may be satisfied by the imposition of conditions provided that such conditions are clear and objective. [Reference: ORS 215.283(2) and 215.296 (1 & 2)] [OR-92-07-012PL]

9. A facility for the primary processing of forest products, provided that such facility is found to not seriously interfere with accepted farming practices and is compatible with farm uses described in subsection (2) of ORS 215.203. Such a facility may be approved for a one-year period which is renewable. These facilities are intended to be only portable or temporary in nature. The primary processing of a forest product, as used in this section, means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products, as used in this section, means timber grown upon a parcel of land or contiguous land where the primary processing facility is located.
10. Single family residential dwelling, not provided in conjunction with farm use (farm use not for profit may occur in conjunction with this use), upon findings that the proposed dwelling:
 - a. is compatible with farm uses described in subsection (2) of ORS 215.203 and is consistent with the intent and purposes set forth in ORS 215.243; and
 - b. does not interfere seriously with accepted farming practices, as defined in paragraph (c) of subsection (2) of ORS 215.203, on adjacent lands devoted to farm use; and
 - c. does not materially alter the stability of the overall land use pattern of the area; and
 - d. is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or

land conditions, drainage, flooding, vegetation, location and size of the tract.

11. The subject non-forest use may be permitted in the (F) zoning district only if findings demonstrate that the use is proposed on property contained within the "Mixed Agricultural - Forest Use Areas" inventory map (See Coos County Comprehensive Plan, Volume I, Part 2).
12. Seasonal product sales for a time period not to exceed forty-five (45) days, subject to renewal.
13. Mobile home, travel trailer or recreational vehicle used as a dwelling temporarily during construction of a permitted structure. Duration not to exceed one (1) year, subject to renewal.
14. For any operation that mines cumulatively more than 1,000 cubic yards but less than 5,000 cubic yards of aggregate, the following conditions must be met:
 - a. the Planning Department must be notified at least 5 working days before commencement of the operation.
 - b. Sloping after mining must not exceed a 3:1 slope.
 - c. The disturbed area must be reseeded with a native grass species.
 - d. No oil or other contaminants must be allowed in the pit.
 - e. Approval must be obtained from DEQ if there is any backfilling of the pit.

[Note: Any operation that sells greater than 5000 cubic yards must comply with standards established by the Department of Geology and Mineral Industries) [OR-92-07-012PL]

15. The use may be permitted only upon a finding that the proposed use:
 - a. is compatible with farm uses described in Subsection (2) of ORS 215.203 and is consistent with the intent and purposes set forth in ORS 215.243, the Comprehensive Plan and Section 4.1.100 of this Ordinance.
 - b. Does not interfere seriously with accepted farming practices, as defined in paragraph (c) of Subsection (2) of ORS 215.203, on adjacent land devoted to farm use; and
 - c. does not materially alter the stability of the overall land use pattern of the area; and

- d. is situated upon generally unsuitable land for the production of farm products considering the terrain, adverse soil or land conditions, drainage, flooding, vegetation, location and size of the tract.

16. For any operation that mines less than 1,000 cubic yards of aggregate the following conditions must be met:

- a. the Planning Department must be notified at least 5 working days before commencement of the operation.
- b. Sloping after mining must not exceed a 3:1 slope.
- c. The disturbed area must be reseeded with a native grass species.
- d. No oil or other contaminants must be allowed in the pit.
- e. Approval must be obtained from DEQ if there is any backfilling of the pit.

This use includes excavations of sand, gravel, clay, rock or other similar materials conducted by a landowner or tenant on the landowner or tenant's property for the primary purpose of reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, on-site road construction or other on-site construction or non-surface impacts of underground mines. (ORS 215.298) [OR-92-07-012PL]

17. The use must be:

- a. compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions; and
- b. accessory to a forest use.

18. Dams shall be limited in scale (e.g., reservoirs less than 1,000 acre feet) and not for use as a domestic water supply or for generating power for public sale.

19. The use may be permitted subject to the following findings:

- a. evidence is provided supporting reasons why the proposed use should be sited in forest land; or

- b. that the proposed site is on land generally unsuitable for forest uses;
 - c. that the proposed use will not significantly impact forest uses on adjacent and nearby forest lands;
 - d. that the proposed use will not significantly increase the costs of forest management on adjacent and nearby forest lands;
 - e. that the site is limited in size to the area suitable and appropriate only for the needs of the proposed use;
 - f. that, where necessary, measure are taken to minimize potential negative impacts on adjacent and nearby forest lands; and
 - g. that the proposed use is consistent with the forest policies contained in the Comprehensive Plan.
20. The use must be:
- a. compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions; and
 - b. accessory to a farm or forest use.
21. The use may be permitted provided the density of units do not, exceed the allowable density of the zoning district.
22. The proposed use shall comply with applicable provisions of Articles 6.1, 6.5 and 6.7.
23. Mining is restricted to subsurface activity only.
24. The proposal must comply with Article 9.1.
25. The proposed use shall comply with applicable provisions of Articles 6.1, 6.5 and 6.6.
26. Temporary use not to exceed 30 days.
27. Circuses and carnivals may be permitted provided they have suitable on-site capacity for vehicular parking and sanitation facilities for a temporary period, not to exceed ten (10) days.
28. The use must be in conjunction with a farm, forest, commercial or industrial use.

29. 2nd floor apartments may be permitted above a commercial or industrial use.
30. The proposal must comply with Article 9.2.
31. Division of forest parcels:
 - a requirements for forest parcels:
 1. any proposed parcel intended for forest use must be shown to be adequate to support the specific type of forest use proposed, or other forest use; and
 2. if the proposed forest use is the production of trees, the parcel size shall be compatible with other parcels being managed for the same purpose in the nearby general area of the subject parcel, so as to ensure that new parcels will be large enough to foster and enhance long-term management of the subject parcel for timber production or other forest uses. In determining compatibility, consideration shall be given to type of land ownership (whether government, commercial corporate, or private individual), to mode of operation, and to other factors such as whether the ownerships are in strictly forest or mixed farm-forest use.
 - b. Requirements for non-forest parcels:
 1. review standards #19 is complied with.
 2. If the proposed parcel is intended for a non-farm or forest use, it shall be only as large as necessary to accommodate the use and any buffer area needed to ensure compatibility with adjacent farm or forest uses.
32. Seasonal farm worker housing in conjunction with an existing commercial farm use provided:
 - a. the seasonal farm housing will be removed or dismantled each year, the housing shall be located on a parcel which is part of a commercial farm enterprise, as determined from the evaluation of the factors in Section 4.2.900 (96), which will require as many seasonal farm workers as the housing will accommodate.
 - b. A dwelling occupied by a manager of the seasonal farm housing is located within a distance that facilitates adequate supervision of the residents and management of the housing facilities.

- c. The seasonal farm housing will not force a significant change in, or significantly increase the cost of, accepted farm practices employed on surrounding lands devoted to farm use.
 - d. The seasonal farm housing will not be occupied on a year-round basis.
 - e. Maximum occupancy for seasonal farm worker housing shall be no more than 9 months.
- 33. This use is permitted subject to the provisions of CREMP Policy #5b.
 - 34. Aquaculture may be permitted in Aquatic Unit #11 and shall be restricted to low-intensity capture and release facilities only. Aquaculture is not permitted in CREMP Shoreland Unit #29.
 - 35. Low-intensity uses only.
 - 36. In designated site only.
 - 37. Except for caretaker's dwelling.
 - 38. Forest management practices and policies for regulation of forest lands to be consistent with LCDC Goal #17 and the Oregon Forest Practices Act.
 - 39. Industrial uses in Shoreland Unit #14 shall be limited to storage, bulk loading and associated activities. Existing trees in Shoreland Unit #14 as boundary of state park to be retained as screen.
 - 40. DMD allowed only for maintenance dredging of boat ramps.
 - 41. DMD to include stabilization measure to control run-off and prevent sloughing.
 - 42. Mitigation permitted, but voluntary restoration not required as mitigation would require exception. This condition does not apply to CREMP Shoreland Unit #53.
 - 43. This use may be permitted subject to the provisions of CREMP Policy #5.
 - 44. This use may be permitted subject to the provisions of CREMP Policy #6.
 - 45. This use may be permitted subject to the provisions of CREMP Policy #8.
 - 46. This use may be permitted subject to the provisions of CREMP Policy #9.

47. This use may be permitted subject to the provisions of CREMP Policy #10.
48. This use may be permitted subject to the provisions of CREMP Policy #15.
49. This use may be permitted subject to the provisions of CREMP Policy #17.
50. This use may be permitted subject to the provisions of CREMP Policy #19.
51. This use may be permitted subject to the provisions of CREMP Policy #20.
52. This use may be permitted subject to the provisions of CREMP Policy #21.
53. This use may be permitted subject to the provisions of CREMP Policy #27a, except that Policy #27a does not apply to Shoreland Units #15, #17, #19, #35 and #38.
54. The following CREMP Policies shall additionally limit all uses and activities set forth in the matrix. Applicable Policies are set forth below, by Shoreland Unit:

SHORELAND UNIT #	LIMITING POLICY #
11	14, 17, 18, 27
12, 14	14, 18, 27
13, 15, 18, 19, 20, 30, 38, 39, 40, 47, 48, 50, 53, 55, 56, 58, 59, 60, 61, 62, 63, 73, 75	14, 23, 27
17	14, 17, 23, 27
23	14, 18, 19, 22, 23, 27
26	14, 19, 22, 23, 27
27, 28, 31, 33, 34, 36, 37, 41, 43, 44	14, 19, 23, 27
47	14, 19, 27

SHORELAND UNIT #	LIMITING POLICY #
45	23, 27
16, 24, 25, 51, 54, 57, 74	14, 27
29	14, 22
32	14, 18, 19, 23, 27
35	14
52	27

Note: Limiting Policies do not apply to all uses or all areas within units, as specifically described in each policy.

- 55. (Reserved)
- 56. (Reserved)
- 57. Non-water-dependent/related uses shall not be permitted in CREMP Shoreland Units #14 and #16.
- 58. (Reserved)
- 59. (Reserved)
- 60. (Reserved)
- 61. The proposed use may be established subject to the findings set forth below:
 - a. the proposed use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
 - b. The proposed use will not force a significant change in or significantly increase the cost of accepted forestry practices on nearby lands devoted to forest uses.
 - c. The modification is necessary to preserve, protect or enhance the original historical character of the structure; and
 - d. The applicant has submitted site and architectural plans for the review.

62. The proposed use may be established subject to the findings set forth below:
- a. the proposed use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
 - b. The proposed use will not force a significant change in or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use.
 - c. The modification is necessary to preserve, protect or enhance the original historical character of the structure; and
 - d. the applicant has submitted site and architectural plans for review.
63. The proposed use may be established subject to the findings set forth below:
- a. the proposed use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
 - b. The proposed use will not force a significant change in or significantly increase the cost of accepted farming-forestry practices on nearby lands devoted to farm-forest use.
 - c. The modification is necessary to preserve, protect or enhance the original historical character of the structure; and
 - d. The applicant has submitted site and architectural plans for review.
64. Wineries in the rural residential zones shall allow only the sale of:
- a. Wines produced in conjunction with the winery; and
 - b. Items directly related to wine, the sales of which are incidental to retail sale of wine on-site. Such items include those served by a limited services restaurant, as defined in ORS 624.010
*OR 04-1-002PL 6-30-04
65. This may be permitted upon the establishment of a finding that the modification is necessary to preserve, protect or enhance the original historical character of the structure, based upon submission of a modification proposal and site and architectural plans.
66. Aquaculture is not permitted in CREMP Shoreland Unit #25.

67. The use may be permitted provided the use conforms with the following criteria and findings:

- a. the proposed use is compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.

In addition to the above finding, the following criteria and maintenance standards are required:

- i. that the location, size, design, and uses are consistent with the County Comprehensive Plan;
- ii. that the location, design, and size are such that the development can be sell integrated with its surroundings and, in the case of a departure in character from surrounding land uses, that the location and design will reduce the impact of the development;
- iii. that the location, design, size, and land uses are such that the traffic generated by the development can be accommodated safely and without congestion on existing or planned arterial or collector streets and will, in the case of commercial developments within the PUD avoid as much as possible traversing local streets;
- iv. that the location, design, size, and land uses are such that the residents or establishments to be accommodated will be adequately served by existing facilities and services or by facilities and services which are planned for construction within a time period that is deemed reasonable.

b. Planned Unit Development - Maintenance Standards and Principles

- i. Minimum Sized Area for Developments. A Planned Unit Development shall be of sufficient size to allow the objectives and standards of this Section to be met and shall, as a minimum, comply with the following:
 - 1. the minimum size for a tract of land to be developed as a Planned Unit Development (PUD) shall be not less than five (5) contiguous acres and of such configuration as to be conducive to a Planned Unit Development; or

2 a Planned Unit Development application may be filed on a tract of land less than five (5) contiguous acres but no approval shall be given to such application unless Coos County determines, upon a showing by the applicant, that the minimum size required in paragraph "1" above should be waived if one or more of the following conditions exist:

- A. because of unusual physical features of the property or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a resource or amenity, such as aesthetic vegetation, etc;
- B. the property or its neighborhood has historical character of economic importance to the community that could be protected by use of a Planned Unit Development;
- C. the property is adjacent to property which has been officially approved, developed or redeveloped as a Planned Unit Development on the subject property can be effectively integrated with the existing PUD;
- D. the property is determined to be an isolated problem area that has been bypassed in the course of development and for which a Planned Unit Development is determined to be the most feasible method of developing said area.

68. The following criteria shall also be met prior to approval of an R-PUD:

- a. the area proposed as a Recreation PUD contains or is adjacent to a significant natural resource that has value for recreational purposes, such as an estuary, waterfall, lake, or dune formation.
- b. That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding land uses, that the location and design will reduce the impact of the development.
- c. That the location, design, size, and land uses are such that traffic generated by the development can be accommodated safely and

without congestion on existing or planned arterial or collector streets and will, in the case of commercial developments within the PUD, avoid as much as possible traversing local streets.

- d. That the location, design, size, and land uses are such that the residents or establishments to be accommodated will be adequately served by existing facilities and services or by facilities and services which are planned for construction within a time period that is deemed reasonable.
- e. The proposed R-PUD is compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
- f. Where the proposed R-PUD is located within an urban unincorporated area, the proposed development shall be consistent with the requirements of OAR 660-02-0030. [OR 04-09-010PL 1/19/05]

- 69. This use may be allowed in an approved PUD.
- 70. (Reserved)
- 71. This use may be permitted provided the site is served with public water and public sewer.
- 72. This use permitted only if in conjunction with a permitted or conditionally permitted use.
- 73. Industrial uses shall be limited to water-dependent/water-related.
- 74. Commercial uses in CREMP Shoreland Units #14, #16, and #40 must be found to be water-dependent/related.
- 75. This use is not permitted in CREMP Shoreland Units #14 and #16.
- 76. This use is not permitted in CREMP Shoreland Units #14, #16, and #20.
- 77. This use is not permitted in CREMP Shoreland Units #18 and #30.
- 78. This use is not permitted in CREMP Shoreland Units #18, #30 and #50.
- 79. This use is not permitted in CREMP Shoreland Units #18, #25, #30, #50, #57 and #74.
- 80. This use is not permitted in CREMP Shoreland Units #18, #25, #30 and #57.

81. This use is not permitted in CREMP Shoreland Units #18, #25, #30 and #57.
82. This use must be water-dependent.
83. This use may be permitted in Shoreland Units only.
84. Riprap, to an extent necessary to control erosion and to protect:
 - a. uses existing as of October 7, 1977; or
 - b. unique natural resource and historical and archaeological values; or
 - c. public facilities.
85. This use is not permitted in CREMP Shoreland Units #24 and #51.
86. Non-water-dependent/related recreation shall not be permitted in CREMP Shoreland Units #24.
87. This use shall not be permitted in CREMP Shoreland Unit #24.
88. This use shall only be permitted in CREMP Shoreland Unit #13.
89. This use shall only be permitted in CREMP Shoreland Units #12, #13, #39 and #48.
90. This use shall be limited to maintenance of existing dikes.
91. This use shall not be permitted in CREMP Shoreland Units #12, #13, or #39.
92. This use shall not be permitted in CREMP Shoreland Units #12, #13, #24, #39, or #51.
93. This use shall not be permitted in CREMP Shoreland Units #12, #51 or #58.
94. Low-intensity recreation shall be limited to water-dependent, and only permitted in CREMP Shoreland Unit #11.
95. This use shall not be permitted in CREMP Shoreland Unit #29.
96. A dwelling customarily provided in conjunction with existing commercial farm use may be allowed when findings are developed which document that the subject property is determined to be in commercial farm use, and

situated on a commercial farm unit of sufficient size that it is consistent with the size of existing commercial farm enterprises located within the county or sub-county area [OAR 660-05-015(6)(a)]. If sub-county areas are used, such shall be determined at the time of application and based upon topographic and other geographic considerations.

When determining whether a proposed dwelling is customarily provided in conjunction with commercial farm use the following factors shall be considered:

- a. the size of the entire commercial farm unit, including all land leased for 20 years or more that is part of the managed unit;
- b. types of commercial farm crops and acreage for each type;
- c. the number of other permanent or temporary dwellings on or serving the entire commercial farm unit;
- d. the number of owners/employees/workers on the commercial farm unit, permanent and seasonal; and
- e. the extent and nature of the work to be performed by occupants of the proposed dwelling.

97. A single family dwelling may be allowed provided findings are developed which document that the dwelling is necessary for and accessory to a permitted forest use addressing the following factors:

- a. a findings that the parcel upon which the dwelling is to be located is of sufficient size to perpetuate the existing or potential commercial forest enterprise of the particular area; general guidelines to be used in making this determination include consideration of the following factors:
 - types and sizes of commercial forest units in the area;
 - types of "intensive forest products" (Christmas trees, nurseries, etc.) to be produced, value of products to be sold, expected yields, forest practices and marketing practices;
 - specific site characteristics, such as soil productivity, special soil or land conditions, and terrain and drainage characteristics.
- b. An assessment of the size of the entire forest unit (existing or proposed);
- c. operational requirements for the particular forest or woodlot activity proposed;

- d. the number of other permanent or temporary dwellings on or serving the entire forest unit.

98. Division of EFU lands:

- i. for Farm Use: a proposed division of land to create parcels for farm use as defined in ORS 215.203 may be approved, subject to the findings that the proposed lots or parcels shall be appropriate for the continuation of the existing commercial agricultural enterprise within the county or sub-county area [OAR 660-05-015(6)(a)]. If sub-county areas are used, such shall be determined at the time of application and based upon topographic and other geographic considerations.

Factors to be used in the evaluation shall include:

- a. the size of the entire commercial farm unit, including all land leased for 20 years or more that is part of the managed unit;
 - b. types of commercial farm crops and acreage for each type;
 - c. types and sizes of commercial farm units in the area; and
 - d. specific site characteristics such as soil productivity, special soil or land conditions, and terrain and drainage characteristics.
- ii. For Non-farm Use: In addition to any findings required for a proposed use, a proposed division of land to create a parcel for non-farm use may be approved if Coos County finds that the parcel for the non-farm use is not larger than the minimum size necessary for the use.
 - iii. The special development condition shall not apply to the creation of cemetery lots, nor to divisions of land resulting from foreclosures or foreclosures of recorded contracts for the sale of real property.
 - iv. For Historic Dwellings. A division of land shall be permitted for the purpose of separating an existing dwelling which has been listed in the Coos County inventory as historic property as defined in ORS 358.480.

99.

- i. Coos County shall not grant final approval for a non-farm dwelling without evidence that the lot or parcel upon which the dwelling is proposed has been disqualified for special assessment at value for farm use under ORS 308.370 or other special assessment under ORS 308.765, 321.352, 321.730 or 321.815 and any additional tax imposed as a result of disqualification has been paid.
- ii. Coos County may grant tentative approval (subject to any other Special Development Conditions) of an application for a non-farm dwelling on a lot or parcel valued at true cash value for farm use under ORS 308.370.

An application for the establishment of a non-farm dwelling that has been tentatively approved shall be given final approval upon receipt of evidence that the lot or parcel upon which establishment of the dwelling is proposed has been disqualified for special assessment at value for farm use under ORS 308.370 and any additional tax imposed as the result of disqualification has been paid.

- iii. The owner of a lot or parcel upon which the establishment of a dwelling has been tentatively approved as provided by subsection (ii) of this section shall within 60 days after the date tentative approval was granted, simultaneously:
 - a. notify the County Assessor that the lot or parcel is no longer being used as farm land; and
 - b. request that the County Assessor disqualify the lot or parcel for special assessment under ORS 308.370, 308.765, 321.352, 321.730 or 321.815; and
 - c. pay any additional tax imposed upon disqualification from special assessment.
- iv. A parcel that has been disqualified pursuant to subsection (iii) of this section shall not requalify for special assessment unless, when combined with another contiguous parcel, constitutes a qualifying parcel.
- v. When the owner of a lot or parcel upon which the establishment of a dwelling has been tentatively approved notifies the County Assessor that the lot or parcel is no longer being used as farmland and requests disqualification of the lot or parcel for special assessment at value for farm use, the County Assessor shall:

- a. disqualify the lot or parcel for special assessment at value for farm use under ORS 308.370 or other special assessment by removing the special assessment;
 - b. provide the owner of the lot or parcel with written notice of the disqualification; and
 - c. impose the additional tax or penalty, if any, provided by statute upon disqualification.
- vi. The Building Codes Agency, a building official authorized by Coos County, or any other agency or official responsible for the administration and enforcement of the State Building Code [ORS 455.010(8)] shall not issue a building permit for the construction of a dwelling on a lot or parcel in an exclusive farm use zone without evidence that the owner of the lot or parcel upon which the dwelling is proposed to be constructed has paid the additional tax or penalty, if any, imposed by the County Assessor under paragraph (c) of subsection (v) of this section [OR-92-07-012PL]

100. This use is subject to the provisions of CREMP Policy #18.
101. This use is subject to Policy #22 in CREMP Shoreland Units #23, #26 and #29.
102. This use is subject to Natural hazards Policy #5 (pages 5-43) in Volume I, Part 1 of the Coos County Comprehensive Plan.
103. The County shall review a permit allowing a home occupation or cottage industry every 12 months following the date the permit was issued and may continue the permit if the use continues to comply with the requirements of the use's definition.
104. A bed and breakfast facilities shall be subject to the following conditions:
- a. all "bed and breakfast facilities" shall be established within the primary residence.
 - b. Breakfast shall be the only meal served to overnight paying guests.
 - c. No cooking facilities shall be permitted in any rented room.
 - d. The maximum number of rooms, which may be rented shall not exceed four (4).
 - e. Off-street parking shall be provided as follows:

Two spaces for the owner/occupant, plus 1 space for each additional bedroom.

A site plan shall be submitted, delineating:

- i. the property boundaries,
- ii. access to the property,
- iii. location of all structures on the subject property,
- iv. required parking spaces.

In addition, for the RR-2, RR-5 and RC zones only.

- f. One (1) non-illuminated sign shall be permitted not to exceed six (6) square feet of copy area (the words "hotel or motel" shall not be used).
- g. A "bed and breakfast facility" must be conducted in such a manner so as not to give an outward appearance or outwardly manifest any characteristic of a motel, hotel, or other business.

105. One farm-help dwelling in conjunction with farm use may be allowed for the relative of a farm operator when:
- a. the relative is the grandparent, grandchild, parent, child, brother, or sister of the farm operator or the farm operator's spouse [ref. ORS 215.283(1)(e)(B)];
 - b. the farm operator states in writing that the relative's assistance in the management of the farm use is or will be required by the farm operator [ref. ORS 215.283 (1)(e)(B)], and states how the farm operator will continue to have some significant involvement in farm operations and the County finds, based on the material so submitted and such other evidence that is presented, that the relative's assistance in the management of the farm use is or will be required by the farm operator [ref. ORS 215.283 (1)(e)(B), and that the farm operator will continue to have some significant involvement in farm operations.
 - c. The farm-help dwelling will be located on the same lot or parcel as the dwelling of the farm operator [ref. ORS 215.283(1)(e)(A)];
 - d. the lot or parcel upon which the farm operator's dwelling is located is at least 20 acres in size, including any portion of the lot or parcel not zoned EFU or CREMP-AG;
 - e. the farm operator's dwelling and the farm-help relative's dwelling are the only dwellings on the subject lot or parcel; and

- f. the county imposes a condition on the subject lot or parcel prohibiting its division or partition upon establishment of the farm-help relative's dwelling on the lot or parcel [ref. ORS 215.263(7)].
106. Additional standards for "cottage industries" in the UR-2 zone:
- a. a cottage industry approval shall vest exclusively with the owner of the land at the time of approval. The cottage industry shall not be conveyed or otherwise transferred to a subsequent landowner without a new conditional use permit.
 - b. A site plan shall be submitted, delineating:
 - i. the property boundaries,
 - ii. access to the property,
 - iii. location of all structures on the subject property,
 - iv. required parking spaces.
107. A convenience store in the REC zone shall be subject to the following standards:
- a. the use must be subordinate in size and scope to the primary use of the property and shall not exceed 2500 square feet in total floor area.
 - b. A site plan shall be submitted, delineating:
 - i. the property boundaries;
 - ii. access to the property;
 - iii. location of all structures on the property;
 - iv. a floor plan indicating the area(s) and square footage of existing and proposed uses; and
 - v. off-street parking (a minimum of 1 space per 200 square feet of total floor area, plus 1 space per employee).
 - c. The use shall comply with the definition of a convenience store pursuant to Section 2.1.200 of this Ordinance.
108. An off-road vehicle parts and repair service in the REC zone shall be subject to the following standards:

- a. an off-road vehicle parts and repair service shall only be operated in conjunction with an off-road vehicle rental facility.
 - b. The use shall be subordinate in size and scope to the primary use of the property and shall not exceed 2500 square feet in total floor area.
109. Contaminated soil land farming is permitted in this zoning district without conditional use review provided the activity is situated not less than 1000 feet from any rural-residential zone or urban growth boundary. [OR-93-02-003PL 3/30/93]
110. These requirements are designed to make the use compatible with forest and agricultural operations and to conserve values found on forest lands.
- a. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;
 - b. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and
 - c. A written statement recorded with the deed or written contract with the County or its equivalent is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules. [OR-95-05-005PL 8-30-95]
111. The commercial use is located in building or buildings not to exceed 2,500 square feet of floor area.
112. The commercial use is located in building or buildings not to exceed 4,000 square feet of floor area.
113. The industrial use or activity involves the primary processing of raw material produced in the area.
114. The industrial use or activity involves the primary processing of raw material produced in the area. All other industrial uses are allowed in building or buildings not to exceed 10,000 square feet of floor area.
115. New hotels and motels up to 35 units are allowed only if served by a community sewer system. New hotels and motels are not allowed outside an unincorporated community.

116. The museum is directly associated with an historical event or site located on or near the subject property.
117. Community centers and lodges are not allowed outside an unincorporated community.
118. The commercial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(10). New commercial structures authorized outside a UCB or UGB shall not exceed 3,500 square feet of floor area. (04-04-005PL 9/1/04)
119. The industrial use is located in building or buildings not to exceed the floor area standards set forth in OAR 660-022-0030(11). New industrial structures authorized outside of a UCB or UGB shall not exceed 35,000 square feet of floor area unless:
 - a. the industrial use involves the primary processing of raw material(s) produced in the area or from ocean resources; or
 - b. the industrial use is located on an abandoned or diminished mill site as defined by statute; or
 - c. the industrial use is located in an area where an exception to Goal 14 has been taken; or
 - d. as authorized by Goals 3 and/or 4. (04-04-005PL 9/1/04)

Alternatively, the industrial use satisfies the standards for home occupations under ORS 215.448.

120. This use is permitted subject to the provisions of CREMP Policy #5d.
121. This use is permitted subject to the provisions of CREMP Policy #16a.
122. This use may be permitted subject to the provisions of CREMP Policy #25.
123. Dormitories in Conjunction with a school located within an acknowledged “unincorporated community boundary”. ORD 01-01-003PL 5/3/01