

## **Article 25 – Rural Unincorporated Community Commercial Zone**

### **ARTICLE 25 – RURAL UNINCORPORATED COMMUNITY COMMERCIAL ZONE** **(RUC-1)**

#### **Section 25.05 – Purpose and Intent**

This section is adopted to implement the policies of the Comprehensive Plan for rural unincorporated communities. These provisions accommodate local shopping needs, recognize and protect the historic character of rural centers and rural communities while preserving and protecting the agricultural or forestry character of the surrounding areas.

#### **Section 25.10 - Uses Permitted**

In a RUC-1 zone, the following uses and their accessory uses are permitted outright:

- A. Retail trade establishment.
- B. Commercial and professional service establishments unless otherwise listed.
- C. Single family, two family, or multi-family dwellings.
- D. A mobile home for agricultural purposes, security personnel, and as a temporary use while constructing a dwelling for a period not exceeding two years. Applicable provisions in Article 16 shall apply.
- E. Motels and hotels, up to 35 units, if served by a community sewer system.
- F. Service and retail uses serving the farm and forest industries, including but not limited to feed stores, logging equipment sales and service, and farm implement dealers, unless otherwise listed.
- G. Airport
- H. Cemetery including mausoleum, crematorium, columbarium
- I. Church
- J. Community club building
- K. Public building or use such as a park or fire station
- L. School – nursery, primary, elementary, high

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- M. Home occupation
- N. Health services
- O. Funeral service and crematories
- P. Eating and drinking places
- Q. General merchandise
- R. Grocery Stores
- S. Automobile repair and services
- T. Second hand stores
- U. Collocation of antennas and wireless telecommunication facilities, subject to Article 74.
- V. Short-term rentals, subject to Article 53.

### **Section 25.20 - Conditional Uses Permitted**

In the RUC-1 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Article 60:

- A. Animal hospital.
- B. Trailer park. Mobile home parks shall comply with applicable provisions in Article 16.
- C. Mobile homes for a dependent relative (temporary use) shall comply with provisions in Article 16, Section 16.25.

### **Section 25.30 - Limitations on Use**

In a RUC-1 zone, the following conditions shall apply:

- A. All business, service, repair, processing, storage, and merchandise display on property abutting or facing a residential or farm zone shall be conducted wholly within an enclosed building unless screened from the residential or farm zone by a site-obscuring fence or planting permanently maintained at least six feet in height or a character in keeping with residential development. Screening shall allow for vision clearance at driveways. Screening shall be located outside of public right-of-way.

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- B. Openings to structure on sides adjacent to or across a street from a residential or farm zone shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential or farm properties.
- C. Light from a sign shall be directed away from a lot in a farm or residential zone.
- D. Dwellings shall comply with the lot size, setbacks, height and lot coverage requirements of an R-2 zone.

### **Section 25.35 – Building Size**

- A. Existing Buildings. Uses listed in Section 25.10 and 25.20 may be established in buildings of any size that existed on October 28, 1994. Commercial uses that existed on October 28, 1994 shall be deemed to comply with this section (i.e., not nonconforming on the basis of size) regardless of building size.
- B. Expansion of existing buildings. Buildings in the RUC-1 zone that existed on October 28, 1994 may be expanded as follows:
  - 1. For uses listed in Section 25.10, after expansion no use shall occupy a building or buildings exceeding 4,000 square feet of floor space, or up to 20% greater than their original size, whichever is greater, except as identified in lines 2. and 3. below. Only one expansion of an existing use will be allowed if the resulting total area exceeds 4,000 sq. ft of floor space.
  - 2. For uses listed in Sections 25.20 and 25.10 C. through O., no building size limitation applies in the Parkdale and Windmaster Corner Unincorporated Communities.
  - 3. For uses listed in Section 25.10 Q. through T., a maximum size limitation of 8,000 sq. ft. of floor space, or up to 20% greater than their original size, whichever is greater, applies in the Parkdale Unincorporated Community, based on findings in the County Comprehensive Plan that these uses typically serve the community and the surrounding rural area or the travel needs of people passing through the area. If the expansion results in a total building area greater than 8,000 sq. ft. of floor space, no further expansion will be allowed.
  - 4. For uses listed in Section 25.10 R. and S., a maximum size limitation of 8,000 sq. ft. of floor space, or up to 20% greater than their original size, whichever is greater, applies in the Windmaster Corner Unincorporated Community, based on findings in the County Comprehensive Plan that these uses typically serve the community and the surrounding

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rural area or the travel needs of people passing through the area. If the expansion results in a total building area greater than 8,000 sq. ft. of floor space, no further expansion will be allowed.

- C. New Buildings. Any new building constructed in the RUC-1 zone shall comply with the following standards.
1. For uses listed in Section 25.10, no use shall occupy a building or buildings exceeding 4,000 square feet except as identified in lines 2. and 3. below.
  2. For uses listed in Sections 25.20 and 25.10 C. through O., no building size limitation applies in the Parkdale and Windmaster Corner Unincorporated Communities.
  3. For uses listed in Section 25.10 S. through T., a maximum size limitation of 8,000 sq. ft. of floor space applies in the Parkdale Unincorporated Community based on findings in the County Comprehensive Plan that these uses typically serve the community and the surrounding rural area or the travel needs of people passing through the area.

### **Section 25.40 - Lot Coverage Requirements**

In the RUC-1 zone, buildings, except covered parking and loading areas, shall not cover more than 50 percent of the lot area.

### **Section 25.50 - Setback Requirements**

In the RUC-1 zone, setbacks shall be as follows:

- A. No building shall be closer to a lot in a residential or farm zone than a distance equal to the height of the building, or 20 feet, whichever is greater.
- B. No building shall be constructed closer to the centerline of a street than 50 feet.
- C. Vision clearance setbacks from all street intersections shall be 35 feet.

### **Section 25.60 – Site Design Standards<sup>1</sup>**

At the time of new development, or change of use, the applicant shall demonstrate:

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for

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<sup>1</sup> Locational Criteria are listed in the County Policy Document under Goal 9 - Economy of the State.

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safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.

- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.
- C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

### **Section 25.65 – Street Design Standards**

- A. The following street design standards shall apply to new streets built within this zone for new developments with a proposed or potential average lot size of one-half acre or less:

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-70'	30'-42' <sup>1</sup>	Two 11'	12' min., if needed.	None	8' one or both sides	See note 2	Two 6'-8'	One or two 5'-10'

- 1. 42' with center turn lane
- 2. 4'-6' wide planting strip, or tree wells with 8 foot sidewalk
- \* = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

- B. The following street design standards shall apply to new streets built within this zone for new developments with a proposed or potential average lot size of more than one-half acre:

ROW	Roadway	Travel lanes	Center lane	Shoulder	Parking	Planting strip	Sidewalk	Utility easement*	Other/ Comments
60'-68'	32'-40'	Two 12'	None	None	8' one or both sides	None	None	One or two 5'-10'	2' gravel shoulder both sides; 12' ditch one or both sides

\* = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

### **Section 25.70 – Access Management**

Access management guidelines are addressed in Article 19 (Access Management Standards) of the Hood River County Zoning Ordinance.