

ATTACHMENT I

TEXT AMENDMENTS TO THE CURRY COUNTY ZONING ORDINANCE

The following text replaces *Curry County Zoning Ordinance* ARTICLE III - Section 3.130.

Added text is in **bold in red**;

Deleted text is ~~struck through~~ in **red**

Section 3.130. Rural Commercial Zone (RC). *(Amended August 15, 2018, Ordinance No. 18-03)*

Purpose of Classification: The RC zoning classification is applied to all rural lands with existing commercial uses in built and committed exception areas to the Statewide Planning Goals as of the date of adoption of this ordinance. All future rezoning to this zoning designation shall either be limited to areas where a rural exception has already been taken or shall require an exception to Goals 3 or 4, whichever is applicable to the specific site. Land uses shall be limited to commercial; church; school; community building for public or non-profit organization; single-family residential; multiple-family residential; residential care; or mixed (commercial and residential) uses appropriate for the rural area in which the property is located. Commercial uses in this zoning designation must be compatible with any adjacent agricultural or forestry uses and are limited to development which is suitable to individual water wells and septic systems or existing public utilities. *(Amended December 6, 2011, Ordinance 11-03)*

Table 3.130 identifies land uses permitted in the RC zone and the permitting requirement(s) for each use pursuant to Section 2.060 Planning Director authorization of the proposed uses based upon relevant review standards.

TABLE 3.130 Use Table For Rural Commercial Zone (RC)

PO = Permitted Outright with Planning Clearance

X = Use Not Permitted

P = Permitted subject to compliance with Zoning standards and Planning Clearance

C = Conditional Use Permit required NA = Not applicable

	Requirements
Residential Uses	
Single family dwelling or mobile home on each contiguous ownership or platted subdivision lot approved prior to August 12, 1986 or lot subsequently approved at the minimum lot size specified by this zone.	PO
Single family, multiple-family, residential care, or mixed (commercial and residential) use in existing non-residential structures/buildings constructed prior to February 13, 1989.	C
Accessory Dwelling units (ADU) as specified in Section 4.090.	PO
Home Occupation as specified in Section 7.040(7).	P
Cottage Industry as specified in Section 7.040(8).	€ P
Trailer, camping or recreational vehicle temporarily used as a residence during construction of a permitted use or to temporarily provide watchman security for material that cannot be reasonably stored in an established commercial storage facility.	C
Recreational vehicle park/rural or campground as specified in Section 7.040(6).	C
One manufactured home or mobile home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident as specified in 7.040(18).	C
Short-Term rental as specified in Section 4.300.	P
Commercial uses	
Existing retail, professional or service establishments in non-residential structures may be continued and expanded including the expansion of existing structures to a total 2500 square feet.	PO
New retail, professional, or service establishments or expansion of an existing structure to greater than 2,500 square feet which is appropriate for and limited to serving the requirements of the rural area in which it is located and which shall not have adverse impacts on any farm or forest uses on adjacent lands. The following are specific uses allowed: a. grocery or food store;	C

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	Requirements
b. general hardware, farm supply or feed store; c. appliance, small engine, pump sales or repair shop; d. art studio or gallery; e. barber or beauty shop; f. bakery; g. book or stationary shop; h. garden supply, greenhouse or nursery which includes retail sales; i. restaurant, cafe or tavern; j. professional office such as, real estate sales, legal office, accountant office, etc.; k. handicraft or gift store including the manufacture of such goods on the premises; and l. as determined by the Planning Director, other uses of a similar type and scale to those listed in a-k above.	
Medical, dental or veterinary clinic in an existing non-residential structure.	PO
Residential care facility in an existing non-residential structure.	PO
New Residential care facility.	C
Other	
Churches in existing non-residential structures.	PO
Church, school or community building for public or non-profit organizational use.	C
Repair garage provided there is no outside storage of vehicles or of equipment being repaired.	C

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	Requirements
Automobile service stations.	C
Mini-storage facility.	C
Utilities	
Television, microwave, and radio communication facilities and transmission antenna towers.	C
Utility facilities necessary for public service, (e.g. fire stations, utility substations, parks for public use, etc.) except commercial facilities for the purpose of generating power for public use by sale as specified in Section 7.040(5).	C

Section 3.131. Lot Size and Dwelling Density.

This zoning designation is applied to all existing rural commercial uses and dwellings on the date of adoption of this ordinance. These preexisting commercial uses are confined to no more than the contiguous ownership in existence at the time of plan adoption. Rezoning of land to this designation or division of land to create new parcels or to site additional uses as provided in this zone shall meet the following criteria:

1. have the minimum impact on any adjacent resource lands;
2. be of the minimum size necessary to fulfill the need; and *(Amended December 6, 2011, Ordinance 11-03)*
3. shall meet any lot size requirements determined for proper installation and operation of water supply and sewage disposal systems. *(Amended December 6, 2011, Ordinance 11-03)*

Section 3.132. Set-Backs.

See Article IV.

Section 3.133. Height of Buildings.

See Article IV.

Section 3.134. Off-Street Parking and Loading.

See Article IV.