

ATTACHMENT J

TEXT AMENDMENTS TO THE CURRY COUNTY ZONING ORDINANCE

The following text replaces *Curry County Zoning Ordinance* ARTICLE III - Section 3.150.

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

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

Section 3.150. Light Commercial Zone (C-l).

Purpose of Classification: The C-l zone is designated to be applied to areas such as community shopping centers and business districts which cater to the needs of nearby residential areas. This zone is intended to be applied, only within urban growth boundaries identified by the Comprehensive Plan.

Section 3.151. Uses Permitted Outright.

The following uses and their accessory uses are permitted outright:

1. Multiple-family dwelling.
2. Hotel or motel.
3. Dinner-entertainment club, lounge or tavern.
4. Hospital, sanitarium, medical or dental clinic.
5. Retail or service establishment of a light commercial character and conducted within a building which will not be detrimental or obnoxious to the neighborhood in which it is to be located.
6. Recreational vehicle trailer park/rural or urban, or campground.
7. Church, school or community building for public or non-profit organizational use.

Section 3.152. Permitted uses subject to Zoning Standards and Planning Clearance.

- 1. Short-Term rental as specified in Section 4.300.**

Section 3.15~~23~~. Conditional Uses Subject to Administrative Approval by the Director.

The following uses may be allowed provided a land use application is submitted pursuant to Section 2.060 of the Curry County Zoning Ordinance and the Planning Director approves the proposed use based upon

relevant standards for review in this ordinance. Numbers in parenthesis following the uses indicate the standards described in Section 7.040 that must be met to approve the use.

1. Single family dwelling or manufactured home.
2. 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.
3. One manufactured 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. (17)
4. Television, microwave, and radio communication facilities and transmission antenna towers.
5. 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. (5)
6. Planned Unit Development restricted to the uses and dwelling density allowed by the zone.
7. Automobile service station.
8. Repair garage provided there is no outside storage of vehicles or equipment being repaired.
9. Marine or automotive sales, service, or storage.

Section 3.15~~34~~. Lot Size and Dwelling Density.

Except as provided in Sections 5.030 and 5.040, in a C-l zone:

1. The minimum lot size and dwelling density shall be as large as necessary for proper installation and operation of water supply and sewage disposal systems. If a community water supply and /or a community sewage disposal system are available, there shall be no minimum lot area, however, the maximum dwelling density shall be as follows:
 - a) In areas served by community water supply system or by community sewage system but not by both, the minimum lot area shall be 12,000 square feet and the maximum dwelling density of one dwelling per 12,000 square feet of lot area.
 - b) In areas which are served by both community water supply system and community sewer system the minimum lot area shall be 6,000 square feet

and the maximum dwelling density of one dwelling per 6,000 square feet of lot area.

- c) For a mobile home park served by community water supply and community sewer system the minimum lot area shall be six thousand square feet or three thousand square feet per mobile home space, whichever is greater.
- d) For a multiple-family dwelling served by community water supply and community sewer system, the minimum lot area shall be 6,000 square feet or 1,000 square feet per dwelling unit, whichever is greater.

Section 3.15~~4~~5. Set-Backs.

See Article IV.

Section 3.15~~5~~6. Height of Buildings.

See Article IV.

Section 3.15~~6~~7. Off-Street Parking and Loading.

See Article IV.