

Section 318 - Crooked River Ranch Residential Zone (CRRR)

A. Uses Permitted Outright:

The following uses and their accessory uses are permitted outright.

1. One single-family dwelling or a manufactured home subject to Section 408.
2. Crop cultivation or farm gardens.
3. Public Parks.
4. Residential Home.
5. Day Care Home.
6. Raising of Livestock, subject to compliance with the standards in Section 407.
7. Limited Home Occupation, pursuant to Section 410.1.
8. Non-residential accessory buildings such as pole barns, garages, shops, riding arenas, animal barns, hay storage, etc. that will be accessory and subordinate to an existing residence on the same parcel. No semi-trailers, shipping containers or converted manufactured dwellings shall be permitted or used for onsite storage purposes.

B. Administrative Uses:

The following uses and their accessory uses may be approved by the Planning Director under the Administrative Review procedures in Section 903.4 if found to comply with the listed criteria:

1. Home Occupation, subject to compliance with the standards and criteria in Section 410.
2. Temporary Medical Hardship Dwelling, subject to Section 422.3.
3. Utility and communication facilities, subject to Site Plan Review in accordance with Section 414. Approval of a wireless communication tower is also subject to the requirements of Section 427.
4. Personal exempt wind energy system subject to the notification requirements in section 431.3A of this ordinance.

[O-037-10]

C. Conditional Uses:

The following uses and their accessory uses may be approved by the Planning Commission following a public hearing in accordance with the procedures in Section 903.5 if found to comply with the conditional use criteria in Section 602:

1. Church, grange, cemetery, community center, school and similar uses.
2. Public buildings, structures and uses.
3. Day care facility, rest homes, or nursing homes.

D. Occupancy of Recreational Vehicles

1. Seasonal occupancy of a Recreational Vehicle on a vacant parcel by the property owner or an invited guest is permitted to continue as a nonconforming use, provided:
 - a. A septic permit was issued and an onsite septic system was installed prior to July 8, 1994;
 - b. An RV permit was issued by the County; and
 - c. The use has not been discontinued for a period of more than one year.
2. For purposes of this section, "seasonal" means a period of six months or less in any calendar year.
3. Seasonal occupancy of a Recreational Vehicle is considered to be a nonconforming residential use of the property, which shall end when a permanent residence is placed on the property.
4. One month after receiving a Certificate of Occupancy for a permanent residence, the property owner must decommission the connection from the Recreational Vehicle to the septic tank and remove all permanent electrical and other utility hookups from the seasonal RV.

[O-074-10]

E. Riparian Protection Standards:

All structures and uses shall comply with the riparian protection standards of Section 419, if applicable, including the requirement that buildings within one-half mile of a state scenic waterway or federal wild and scenic river be finished in natural wood or earth tone colors if the building will be visible from the river.

- F. Minimum Lot Size: Minimum lot size for new lots and parcels shall be ten (10) acres.
- G. Setback Requirements (minimum): Front - 30 feet, Side - 15 feet, Rear - 15 feet.
Rim setback distance shall be in accordance with the standards in Section 412

- H. Height Requirements: No building or structure shall be erected or enlarged to exceed thirty-five (35) feet in height, except as authorized by Section 504.
- I. Fire Safety Standards: All new construction shall comply with the fire safety standards in Section 426.
- J. Outdoor Lighting: Outdoor lighting shall comply with the standards in Section 405.

Section 317 - Crooked River Ranch Commercial Zone (CRRC)

Purpose: The purpose of the Crooked River Ranch Commercial Zone is to permit the location or the continuation of certain limited service commercial and rural community support uses, which are developed in ways that are in harmony with the rural and rustic character and the unique environmental quality of this area.

A. Uses Permitted with Standards

The following uses permitted with standards are subject to review by the Crooked River Ranch Board of Directors.

1. Temporary or seasonal businesses/services that reside within a non-permanent structure, mobile cart or trailer such as:
 - a. Food.
 - b. Beverages. (Coffee, Tea, Soda, including alcoholic beverages, etc.)
2. All temporary or seasonal events such as:
 - a. Rodeos.
 - b. Art Galleries.
 - c. Concerts in the park.
3. The Crooked River Ranch Board of Directors review process shall result in the following:
 - a. An approval or denial within 45 days of receiving the application. If no action is taken within 45 days by the Crooked River Ranch Board of Directors, the request shall be deemed approved.
 - b. If approved, all required County permits and approvals shall be obtained prior to commencement of the activity.
 - c. If a denial is issued, the applicant may choose to apply for an Administrative Review under Section 903.4.

AA. Commercial Uses Permitted with Standards.

The following uses are permitted upon review by the Planning Director to comply with Section 107 Zoning Review or Section 414 Site Plan Review, as applicable. The standards in subsection E of this section must also be met.

1. Retail trade establishment including restaurants.
2. Buildings used for Personal, Public, Business, Association or Professional services.

[O-068-15]

B. Uses Permitted Subject to Administrative Review.

The following uses and their accessory uses may be approved by the Planning Director under the Administrative Review procedures in Section 903.4 if found to comply with the Site Plan Review standards in Section 414 and other standards in this section:

1. Personal exempt wind energy facilities.
2. Church, community center, school, day care facility and similar uses.
3. Recreational vehicle parks.
4. Utility and communication facilities. Approval of a wireless communication tower is also subject to the requirements of Section 427.
5. On-site living quarters for the manager or caretaker of a business. Approval of the living quarters shall be in conjunction with a specific business on the parcel. If the type of business changes a new application for approval of the living quarters must be approved. The living quarters may not be occupied if the business is discontinued.
6. Small wind energy system subject to the notification requirements in section 431 of this ordinance.
7. Gas and fuel stations including charging stations for electric vehicles.

C. Conditional Uses

The following uses and their accessory uses may be approved by the Planning Commission following a public hearing in accordance with the procedures in Section 903.5 if found to comply with the conditional use criteria in Section 602, the Site Plan Review standards in Section 414, and other standards in this section:

1. Light industrial, warehousing or manufacturing business, provided the business will not generate excessive noise, dust or odors that are discernable from any adjoining property.

D. Uses not permitted:

1. Recycling sorting or processing facilities.
2. Commercial Bulk fuel loading and storage facilities. On-site fuel storage for vehicles and equipment used by a business on the property is permitted.

E. Siting Standards:

Review for conformance with the following siting standards.

1. Commercial buildings require a written response from the Crooked River Ranch Board, after County review and prior to issuance of County Building Permits.

2. Limitations of soils shall be considered, including erosion, flooding and contamination of water, along with provisions to reduce adverse effects to minimal levels.
 3. Evidence shall be submitted that a water supply system adequate for the proposed use is available.
 4. Any outside storage of materials or supplies of the business shall be screened by fencing if visible from existing roadways.
 5. A building or buildings for a commercial use shall not exceed 4,000 square feet of building floor area unless an exception to statewide planning Goal 14 has been approved or the use is intended to serve the local community. A building or buildings for a warehousing, manufacturing, light industrial or storage use shall not exceed 40,000 square feet of building floor area unless an exception to statewide planning Goal 14 has been approved.
 6. Existing native vegetation should be preserved and protected on any site to the maximum extent possible, subject to standards for maintaining fire safety in Section 426 of the Jefferson County Code.
 7. Structures and uses shall comply with the riparian protection standards of Section 419, if applicable, including the requirement that buildings within one-half mile of a state scenic waterway or federal wild and scenic river be finished in natural wood or earth tone colors if the building will be visible from the river.
 8. Fences shall comply with the standards in Section 404 and the Crooked River Ranch Architectural Review Committee.
 9. Parking shall be provided in accordance with Section 423 of the Jefferson County Code.
 10. A Traffic Plan showing ingress and egress shall be provided by the applicant.
 11. County Health Department review shall be obtained prior to final County approval.
- F. Minimum Lot Sizes: The minimum lot size for new lots shall be one (1) acre.
- G. Setback Requirements: All commercial buildings or accessory structures shall be a minimum of ten (10) feet from any property line that abuts a residential zone, except when the abutting land is owned by the Crooked River Ranch Club and Maintenance Association.
- H. Signs: All signs shall be constructed and placed in accordance with the requirements of Section 406.

Section 410 – Home Occupations

A home occupation is a type of business that is conducted within a portion of a dwelling or in an accessory structure by the resident of the property.

410.1 Limited Home Occupations

A limited home occupation is a type of business that will take place within a portion of a dwelling and be conducted in a manner so that there is no change in the residential characteristics of the building or property. Limited home occupations that meet the following standards are considered to be accessory uses and do not require administrative approval:

- A. The limited home occupation will be conducted entirely within the dwelling, and will occupy no more than 25 percent of the building floor area of the dwelling;
- B. There will be no employees other than the residents of the dwelling;
- C. No clients or customers will come to the property;
- D. There will be no retail sales; and
- E. The home occupation will not generate or emit sounds, noises, fumes, glare or vibrations, or use equipment that creates visible or audible interference in radio or television reception or cause fluctuations in line voltage outside of the dwelling.

410.2 Other Home Occupations

Home occupations that do not meet the standards of a limited home occupation in Section 410.1 may be approved by the Planning Director under the Administrative Review procedures of Section 903.4. In order to be approved, evidence must be submitted to show that the business will comply with the following standards:

- A. The home occupation will be secondary to the main use of the property as a residence. It will be operated substantially in the dwelling or in an accessory building on the same property.
- B. The appearance of the dwelling or accessory building will not be altered, nor will a building not otherwise allowed in the zone be constructed to house the home occupation.
- C. The home occupation will be conducted in a manner that will not cause the generation/emission of sounds, noises, fumes, glare, or vibrations, using normal senses and taking measurements from any lot line of the parcel. Electrical or mechanical equipment that creates visible or audible interference in radio or television reception or causes fluctuations in line voltage outside of the home occupation is prohibited.

- D. The home occupation will be completely conducted within an enclosed building. There will be no outside storage of materials or supplies or display of goods.
- E. The home occupation will not store, warehouse, or use materials which are Class 1 flammables as defined by the Uniform Fire Code.
- F. The home occupation will not result in more than five additional vehicles parking at the site at any given time. Any needed parking space shall be off-street in a location other than in a required front setback
- G. The home occupation will be conducted by the residents of the property. The home occupation will employ no more than one additional employee if the property is in a residential zone, or no more than five additional employees if the property is in an Exclusive Farm Use A-1, Exclusive Farm Use A-2, Range Land or Forest Management zone. Employees or contractors who work off-site and do not come to the property to park, pick up equipment or materials or for any other work-related reason will not be counted toward the number of employees that are allowed.
- H. Retail sales will be limited to items that are accessory to a service being provided. Retail sales of seasonal items will be limited to the appropriate season of the year.
- I. The location, size, design, and operating characteristics of the home occupation will have no significant adverse impact on abutting properties or the surrounding area.

410.3 Bed and Breakfast Inns

Bed and Breakfast inns are a form of home occupation that provide temporary accommodations and breakfast, for a fee, on a daily or weekly room rental basis, as an accessory use in an existing single-family residence. Bed and Breakfast inns must comply with the home occupation standards in subsection 410.2 and the following:

- A. A Bed and Breakfast inn may only be operated by the owner of the property, who must reside within the residence.
- B. There shall be no more than five guest rooms.
- C. No more than ten guests shall be accommodated at any one time.
- D. Room rentals to families or individuals shall not exceed 30 consecutive days.
- E. One off-street parking space shall be provided for each guest room and each employee, in addition to parking required for the residence.
- F. The only meal to be provided shall be breakfast served only to guests taking lodging in the facility.

- G. Prior to beginning operation, if the property is not connected to a public sewer system, the County Sanitarian must examine the sewage disposal system and determine that the system is, or can be made adequate for the proposed use.
- H. If the Bed and Breakfast inn will have more than two guest rooms, prior to beginning operation the following are required:
 - 1. If the property is not connected to a public water supply, the water system must be approved as a public water supply by the Drinking Water Division of the State Department of Human Services.
 - 2. The facility must be inspected by the Building Division to determine that the residence that will house the Bed and Breakfast operation is, or can be made adequate for the proposed use.
 - 3. The facility must comply with state hotel/motel restaurant licensing procedures administered by the County Health Department. The issuance of such licenses will not be considered as allowing a commercial use other than the Bed and Breakfast inn.
- I. Prior to beginning operation, all necessary state and county permits, licenses and certifications must be obtained.

410.4 Conditions of Approval

- A. Conditions may be placed on an approval for a home occupation in order to limit any adverse impact on abutting properties or the surrounding area.
- B. There shall be no change in the type of business or expansion of the home occupation beyond that outlined in the original application without county approval of an amendment to the home occupation approval.
- C. A home occupation approval is not transferable to a new owner or to a different property.

Section 422 – Temporary Uses

Temporary uses may be allowed in any zone subject to the provisions of this section. The temporary use shall be discontinued upon expiration of the time period allowed for the use, and the site returned to its previous condition. Permanent buildings or structures shall not be constructed as part of a temporary use.

422.1 Temporary Occupancy of Recreational Vehicles

Recreational vehicles do not generally meet Oregon State Structural Specialty Code standards and specifications for permanent residential use. Recreational Vehicles may be occupied temporarily subject to the following standards:

- A. A recreational vehicle shall not be connected to a subsurface septic system or have any permanent connection to water, electrical or other utility that is customarily provided to a permanent residence except in the Three Rivers Recreation Area Zone, the Crooked River Ranch Residential Zone as provided in Section 318(D), or during construction of a residence as provided for in subsection (D) of this section.
- B. A recreational vehicle shall not be used for permanent habitation.
- C. A recreational vehicle may be used for temporary housing to accommodate visitors of the current resident of the property for a maximum of 60 days in any 12-month period.
- D. When a building permit is issued for the construction, remodeling or replacement of a residence, a recreational vehicle may be occupied by the property owner during construction. A recreational vehicle permitted under this subsection may be connected to the subsurface septic system that serves the residence provided necessary plumbing permits and inspections are obtained. The recreational vehicle shall be removed from the property if the building permit expires.

D. Occupancy of Recreational Vehicles

1. Seasonal occupancy of a Recreational Vehicle on a vacant parcel by the property owner or an invited guest is permitted to continue as a nonconforming use, provided:
 - a. A septic permit was issued and an onsite septic system was installed prior to July 8, 1994;
 - b. An RV permit was issued by the County; and
 - c. The use has not been discontinued for a period of more than one year.
2. For purposes of this section, "seasonal" means a period of six months or less in any calendar year.
3. Seasonal occupancy of a Recreational Vehicle is considered to be a nonconforming residential use of the property, which shall end when a permanent residence is placed on the property.
4. One month after receiving a Certificate of Occupancy for a permanent residence, the property owner must decommission the connection from the Recreational Vehicle to the septic tank and remove all permanent electrical and other utility hookups from the seasonal RV.