

# **Barview/Watseco/Twin Rocks Community Plan Tillamook County, Oregon**

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Tillamook County Board of Commissioners

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Table of Contents

Executive Summary ..... 3

Chapter 1: Planning Overview ..... 4

2.1 The Planning Process ..... 4

2.2 The Unincorporated Community Boundary..... 4

2.3 The Community Survey ..... 5

2.4 Community Open House..... 6

Chapter 2: Community Profile ..... 7

2.1 Historic Information..... 7

2.2 Community Form ..... 7

2.3 Economics ..... 8

2.4 Buildable Land ..... 8

Chapter 3: Community Goals and Policies ..... 9

Goal 1: Barview/Watseco/Twin Rocks will be an attractive, safe and clean small town. .... 9

Goal 2: Barview/Watseco/Twin Rocks will have parks and other community gathering spaces... 9

Goal 3: Barview/Watseco/Twin Rocks will be surrounded by outstanding protected natural resources..... 9

Goal 4: Barview/Watseco/Twin Rocks will have a thriving business district supported by local residents and travelers ..... 10

Chapter 4: Community Zoning ..... 11

Appendix A: Maps ..... 12

Appendix B: Community Survey Results ..... 13

Appendix C: Community Meeting Responses ..... 14

Appendix D: Community Zoning ..... 16

# **Executive Summary**

## **Planning Overview**

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. The Rural Communities Rule (OAR 660-22) requires planning for Unincorporated Communities. Barview/Watseco/Twin Rocks is classified as a Rural Urban Community, one of twelve Unincorporated Communities in Tillamook County that meet the state's criteria. As part of its Periodic Review, The Tillamook County Department of Community Development has undertaken planning for each of these communities. Planning for the county's five Urban Unincorporated Communities occurred first, in the late 1990's.

Planning for Barview/Watseco/Twin Rocks and the county's five Rural Communities and one Rural Service Center began in 2000, with the adoption of Unincorporated Community Boundaries. In March and April of 2002, Community Development staff conducted a Community Survey by mail and held a Community Meeting in Barview/Watseco/Twin Rocks. The complete results of these community involvement measures are in Appendices B and C.

## **Community Profile**

Barview-Watseco-Twin Rocks is an unincorporated community formed by three neighboring coastal settlements. It lies ten miles northwest of the City of Tillamook, just north of Tillamook Bay. The community is bounded on the north by the City of Rockaway Beach and on the west by the Pacific Ocean. Highway 101 passes through it.

The area is served by the Tillamook County Sheriff's office and is part of the 911 system. The Port of Tillamook Bay Railroad travels through the community although no passenger stops are established.

There are identified areas of flooding and this information can be found on the following Flood Insurance Rating Maps (FIRM): 410196 0090A, date August 1, 1978. These areas of flooding are primarily along the coast.

## **Community Zoning**

With a total of 269 acres, Barview-Watseco-Twin Rocks has about 150 dwelling a few small businesses. It also has a small industrial district and two large church camps zoned for Recreation Management. The community has a wide variety of residential lots (many of them quite small) and an equally wide variety of residential zoning as described below. The community has 230 acres of undeveloped land zoned for residential use. An additional four acres of undeveloped commercially zoned land could be developed for residential use.

## **Community Goals and Policies**

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified four community goals for Barview/Watseco/Twin Rocks:

**Goal 1:** Barview/Watseco/Twin Rocks will be an attractive, safe and clean community

**Goal 2:** Barview/Watseco/Twin Rocks will support the park and beach.

**Goal 3:** Barview/Watseco/Twin Rocks will be surrounded protect natural resources.

**Goal 4:** Barview/Watseco/Twin Rocks will have a thriving business district supported by local residents and travelers.

Each goal is supported by several County policies.

# Chapter 1: Planning Overview

## 1.1 The Planning Process

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990' s. A court decision ruled that Oregon counties had to plan for their unincorporated communities. The Oregon Land Conservation and Development Commission adopted the Rural Communities Rule (OAR 660-22) in 1994 in order to comply with the ruling of the court.

Tillamook County has identified twelve Unincorporated Communities that meet the state' s criteria. Barview/Watseco/Twin Rocks has been classified as a Urban Unincorporated Community. The other communities identified in the county are:

### Urban Unincorporated Communities:

Neahkahnie

Neskowin

Netarts

Oceanside

Pacific City

**Barview/Watseco/Twin Rocks**

### Rural Communities:

Hebo

Beaver

Cloverdale

Idaville

Siskeyville

### Rural Service Center:

Mohler

The Tillamook County Department of Community Development has undertaken planning for each of these communities. The department has included these efforts as part of its periodic review tasks. Planning for the county' s five of the Urban Unincorporated Communities occurred first, in the late 1990' s. Each of the Urban Unincorporated Communities went through a separate planning process guided by a committee in each community. Planning for the county' s five Rural Communities, one Rural Service Center, and the remaining Urban Unincorporated Community of Barview/Watseco/Twin Rocks began in 2000. The planning processes involved in creating and adopting the Unincorporated Community Boundaries and Community Plans are detailed in the rest of this chapter.

## 1.2 The Unincorporated Community Boundary

The Unincorporated Community Boundaries for Barview/Watseco/Twin Rocks and the other Rural Communities were determined through a public process in 2000 and 2001. The County adopted the boundaries in 2001. Barview/Watseco/Twin Rocks' s adopted Unincorporated Community Boundary contains 241 acres of land. Appendix A contains maps of the community growth boundary.

## 1.3 The Community Survey

In May of 2002, Community Development staff conducted a community survey. All registered property owners within the community boundary received a survey in the mail. The survey asked four questions of residents:

1. What do you feel is the most important issue facing Barview/Watseco/Twin Rocks?
2. What one thing would you like to change about Barview/Watseco/Twin Rocks in the next 20 years?
3. What is your favorite thing about Barview/Watseco/Twin Rocks?
4. What is your least favorite thing about Barview/Watseco/Twin Rocks?

246 surveys were mailed out to property owners and staff and community members distributed additional surveys. Twenty surveys were returned to Community Development. Appendix B contains the responses in detail. The most popular themes to come out of the surveys are summarized below:

### *What do you feel is the most important issue facing Barview/Watseco/Twin Rocks?*

The majority of responses were directed toward water quality issues. Second was the “overly tight control of construction.” Respondents identified trees in conjunction with shore erosion; increasing traffic; and the repair of the North Jetty.

### *What one thing would you like to change about Barview/Watseco/Twin Rocks in the next 20 years?*

Respondents identified encouraging growth; residents to clean up properties; improve night lighting; lengthen North Jetty; Unified Water district for Barview/Watseco/Twin Rocks and Rockaway Beach; and reroute Highway 101 east.

### *What is your favorite thing about Barview/Watseco/Twin Rocks?*

Many of the responses focused on the natural character of the surrounding area, followed by Barview/Watseco/Twin Rocks' s location as a part of Highway 101; and the beach and its impact.

### *What is your least favorite thing about Barview/Watseco/Twin Rocks?*

Responses focused on the worry about erosion on the beach; feeling disenfranchised by County government; potholes; and Port of Tillamook Bay leftover railroad ties. Some responses decried a lack of pride and community in the town and in individual properties. Other responses dealt with noise and lack of businesses and services.

#### 1.4 Community Open House

On May 13, 2002, Community Development staff held an open house for the Barview/Watseco/Twin Rocks community to discuss the community plan. Staff held the open house at the Twin Rocks Friends Camp in Twin Rocks. Staff notified citizens of the open house through a mailing to all property owners within the community growth boundary along with a community survey (see section 1.2). Notice of the meeting was also placed in the Headlight-Herald newspaper. Approximately 12 people attended the meeting.

At the meeting, staff briefly introduced those present to the process, and solicited suggestions. A question and answer technique was used to gather suggestions for changes in Barview/Watseco/Twin Rocks. Respondents were asked to “brainstorm” and a staff member wrote down what they most would like to change about Barview/Watseco/Twin Rocks in the next 20 years. Appendix C contains the responses in detail. A summary of the most popular themes to come out of the ensuing discussion are below:

Shore erosion/North Jetty

Traffic/ Highway 101, particularly the Barview/Watseco/Twin Rocks Inn

Encouraging business development

Water Quality

The beach experience

# Chapter 2: Community Profile

## 2.1 Historic Information

The community boundary includes the three smaller beach communities of Barview, Watseco, and Twin Rocks. According to the book, *Oregon Geographic Names*, Barview received its name from L.C. Smith in 1884. It is just north of the bar at the entrance to Tillamook Bay and affords a fine view of the bay, bar and ocean. The style, “Barview” has been adopted by the United States Board of Geographic Names and not Bar View although Bar View was the original spelling. Barview supports a commercial and residential mix. Tourism has become a significant contributor to the community. Highway 101 is the primary access north to south and brings travelers year around.

Twin Rocks, according to *Oregon Geographic Names*, was named for the two large rocks more than a hundred feet high in the Pacific Ocean just below low tide line. The community at time was a resort community and a petition was circulated to establish the post office. The post office was established in summer of 1914, and the first Postmaster was William E. Duns Moor. The post office was a part of the community until the Eisenhower administration. Much of Twin Rocks is now part of the City of Rockaway Beach Urban Growth Boundary. Twin Rocks remains a primarily residential community with beautiful vistas, beaches and accommodations.

The name Watseco is the shortened version of “Watt’s Sea Coast.” The Watts family originally developed Watseco Addition. The family initiated the stopping of the train by constructing a sign of black letters on a white background. Watseco remains a residential community.

Much of the history of this area is similar in nature to the majority of Tillamook County. Initially the draw was and still remains the natural resources of fishing and timber and the ever-present tourist. As identified above, these communities began and continue to be supported by these industries.

## 2.2 Community Form

The communities of Barview/Watseco/Twin Rocks is located on Tillamook Bay and the Pacific Ocean. The Oregon Coast Highway, U.S. Route 101, crosses Barview/Watseco/Twin Rocks. The community is made up of three beach communities and is predominately residential, with a commercial area along Highway 101. Route 101 runs from the north and to the south through the town, with a major curve in the center of the business district.

There are 241 acres within the Barview/Watseco/Twin Rocks Unincorporated Community Boundary. Of these, 237 acres are in residential areas with the remaining 4 acres in the commercial zone. Commercial uses in Barview/Watseco/Twin Rocks include several stores, the US Coast Guard, and Barview/Watseco/Twin Rocks is also home to two private camps, Magruder and Friends Camp. The residential areas are urban in character. Small lots are common. The housing stock is mostly 20 years old or older.

## 2.3 Economics

Barview/Watseco/Twin Rocks' s economy, like that of much of the county, rests on tourism as a significant element. The Barview/Watseco/Twin Rocks area in general supports tourist based businesses catering to travelers passing through on the highway or stopping to enjoy nearby outdoor recreational opportunities including the two private camps.

## 2.4 Buildable Land

Tillamook County completed a Buildable Lands Inventory in 2001. The information gathered during the inventory process provides the County with an estimate of how much more residential development can occur within the Community Growth Boundary.

Within the community's 240 acres of residential land, there are is a total of 1,065 (gross) potential parcels, 340 of which are developed. Since much of the commercially zoned land was already developed, it was not included in the Buildable Lands Inventory analysis. Multiplying the by standard .75 coefficient, the Buildable Lands Inventory determined that 798 potential residential lots could be developed in Barview/Watseco/Twin Rocks.

## Chapter 3: Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified four community goals for Barview/Watseco/Twin Rocks. Each of these goals is supported through specific policies that the county should work toward implementing in all its activities.

**Goal 1:** Barview/Watseco/Twin Rocks will be an attractive, safe and clean community

**Goal 2:** Barview/Watseco/Twin Rocks will have safe drinking water and sanitation

**Goal 3:** Barview/Watseco/Twin Rocks will be surrounded by outstanding protected natural resources.

**Goal 4:** Barview/Watseco/Twin Rocks will have a thriving business district supported by local residents and travelers.

### Goal 1: Barview/Watseco/Twin Rocks will be an attractive, safe and clean community

Policy 1.1: The County recognizes the importance of local community groups and organizations and will support community groups and organizations in Barview/Watseco/Twin Rocks in their community-building activities.

Policy 1.2: The County will work with community groups and organizations, business and property owners and agencies to improve the general appearance of Barview/Watseco/Twin Rocks.

Policy 1.3: The County will work with the Oregon Department of Transportation to improve the function of Highway 101 within Barview/Watseco/Twin Rocks in order to make auto traffic travel at appropriate speeds and improve safety for pedestrians and bicyclists.

Policy 1.4 The County recognizes the character of Barview/Watseco/Twin Rocks and will work with community groups and organizations, business and property owners and agencies to maintain and enhance Barview/Watseco/Twin Rocks' s character.

### Goal 2: Barview/Watseco/Twin Rocks will have safe drinking water and sanitation

Policy 2.1: The County will work with property owners, community groups and organizations and agencies to secure safe drinking water and sanitation in Barview/Watseco/Twin Rocks.

Policy 2.2: The County will work with property owners, community groups and organizations and agencies to provide assistance for community infrastructure needs in Barview/Watseco/Twin Rocks.

### Goal 3: outstanding, protected natural resource lands will surround Barview/Watseco/Twin Rocks.

Policy 3.1: The County will continue to protect beaches along Barview/Watseco/Twin Rocks from inappropriate development.

Policy 3.2: The County will work with the Corps of Engineers, Oregon Department of State Parks, Tillamook County Department of Park sand the Division of State Lands and other agencies, groups and organizations to conserve and improve outdoor recreational activities near Barview/Watseco/Twin Rocks.

Goal 4: Barview/Watseco/Twin Rocks will have a thriving business district supported by local residents and travelers.

Policy 4.1: The County will work with business and property owners to improve the appearance of properties in the business district.

Policy 4.2: The County will work with community groups and organizations, business and property owners and agencies to create a supportive environment for new and existing local businesses in Barview/Watseco/Twin Rocks.

Policy 4.3: The County will work with the Oregon Department of Transportation to improve the appearance and function of Highway 101 within Barview/Watseco/Twin Rocks in order to support healthy businesses along the highways.

# Chapter 4: Community Zoning

Community Single Family Residential (CSFR)  
 Community Low Density Urban Residential (CR-1)  
 Community Medium Density Urban Residential- (CR-2)  
 Community High Density Urban Residential (CR-3)  
 Community Commercial (CC)

	Zoning	CSFR	CR-1	CR-2	CR-3	CC	Totals
1	Min Lot Size In Square Feet	20,000 sq. ft	7,500	5,000	5,000	*	*
2	Acre in Zone	122	40	73	2	4	241
3	Existing Lots	40	31	235	11	23	340
4	Developed Lots	2	16	133	11	12	174
5	Vacant Lots	38	15	102	0	*	155
6	Max Additional Lots	264	207	436	3	*	910
7	Gross Total Rows 5+6	302	222	538	3	*	1,065
8	Net Total lots Row 7 X0.75	226	166	404	2	*	798

\* Not Applicable

## Constraints on Development

Steep slopes and unstable sandy soils present a significant constraint to residential development on much of the remaining undeveloped land in Barview-Watseco-Twin Rocks. Access for most areas in the community is generally good but is a problem for some properties that lack frontage on Highway 101.

## Public Services and Facilities

A community water system and a community sewer system serve this area.

## Development Patterns and Potential

The predominant land use in Barview-Watseco-Twin Rocks is and will continue to be residential. The community has a large number of vacant residential lots (many of which are quite small) and the potential to create hundreds more through partitions and subdivisions. Most of the potential for new lots and subsequent residential development is found in areas zoned R-1 and R-2, which allow urban densities of development. The higher densities are made possible by community water and sewer systems.

# **Appendix A: Maps**

**Sections 5, 7, 8, 13, 14, 17 and 30 of Township 1 North, Range 10 West**

# Appendix B: Community Survey Results

## BARVIEW/WATSECO/TWIN ROCKS

14 Responses to Survey, May 14, 2002

### Most important issue?

- Overly tight control of construction.
- 6 X Water quality, charge more and go on new water service.
- 2 X Repair North Jetty before breaches.
- Appreciate effort to clean up water.
- Do not allow trees to be cut close to shore, erosion problem.
- Deal with increasing traffic.
- Over-development of mountain.
- One outlet at Old Pacific Highway, in emergency could be a hazard.

### What would you change?

- 2 X Encourage growth, businesses, tax breaks.
- Require property owners to clean up property.
- Buying water from Rockaway Beach.
- Do not change anything.
- Trees in county park need to be topped.
- Improve night lighting. Fines for cutting trees by shore.
- 2 X Lengthen North jetty.
- Re-route 101 further east.
- Achieve living wage.
- Signs to attract tourists to parks.
- Unified water district for Barview/Watseco/Twin Rocks/Rockaway Beach/Garibaldi

### Favorite thing?

- 2 X Quiet, views, close to fishing, ocean.
- X beach, livability, people.
- Walk beaches and look up to beauty of woods.
- Like area, enjoyed it for 35 years.
- X Community run, responsive to member needs.
- Natural beauty.

## Least favorite?

- No new growth. People think of beach as Chinook Winds, & Outlet stores.
- Hardness and smell of water.
- County ignores us, requested street repair three times.
- Pot holes.
- Worrying about beach erosion.
- 2 X None.
- Narrow highway, major thoroughfare.
- Port of Tillamook Bays leftover railroad ties.
- Commercial and recreational facilities.

## Appendix C: Community Meeting Results

What one thing would you change about Barview/Watseco/Twin Rocks?

- Could we have signage on beach re: fires.
- Port of Tillamook Bay needs to pick up ties, safety issue, falling into bay.
- In past overall Comp Plan, what were the most important issues for the planning department? What were they focusing on, accomplished?
- Are you trying to keep as commercial, smaller, recreational or develop with commercial?
- Widen highway? Possibly an extra lane.
- 45% left for building, 1200 projected.
- Traffic studies done re: increased growth? Bypass seems preferable.
- Speed limits vary so much, need more consistency.
- Could US Coast Guard go out farther in ocean for training? Confusion on highway, panic. (Love it, very entertaining.)
- When are you going to get rid of railroad? We could have third lane.
- Should have taken advantage of company putting in cable, made turnouts as 3 Graces.
- Jetty eroding, are more rocks going to be put in? Commissioner Hurliman said it is being studied and needs to be lengthened and work should start next year. It is high on screen. There are applications for wave generators on the Internet.
- Water system a big problem, after a shower you stink, stench in water. Some have good luck with a filter system, but filters need to be changed in one to three weeks. There seems to be no answer to the problem. Rockaway Beach wants \$900,000 to hook up to their system, Garibaldi wants 1.3 million. We would be the first ones cut off. Dig new well but hill has lots of iron in it so any water will have stench.
- Proposal for a bike lane?
- Speeder cars are great.
- How often do you have Committee meetings? Barview was 18 years ago.
- Community Association? Get together and have input for Planning Department.
- Excursion in use? Summers
- Excursion train at night, 21 blasts. Why?

- Any plans for mass transit? Trains from Portland to Coast?
- Only one access to Watseco, can we develop a second?
- Twin Rocks Sewer District Board had planned to be under construction rebuilding plant when the rates were raised. Engineering phase has been approved. Should be in works by next summer, a year from now. Will dig 20' down and pump effluent a mile out under the ocean, or pump down to Rockaway Beach. Cost is 3.25 million. Now it is being dumped into creek.
- Ken Beebe gave a presentation on the pedestrian bridge being planned for crossing Highway 101. It will not be handicap assessable, so will drive handicapped across the highway.

# Appendix D: Community Zoning

## SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

- (1) **PURPOSE:** The purpose of the CSFR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Community Single Family Residential use is located within an unincorporated community boundary and is physically capable of having homesites.
- (2) **USES PERMITTED OUTRIGHT:** In the CSFR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
  - (a) Single-family dwelling.
  - (b) Mobile or Manufactured Home.
  - (c) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Farm uses, including aquaculture.
  - (f) Forest uses.
  - (g) Roadside stands for produce grown on the premises.
  - (h) Signs, subject to Section 4.020.
  - (i) Electrical distribution lines.
- (3) **USES PERMITTED CONDITIONALLY:** In the CSFR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.
  - (a) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.

This shall apply only to CSFR/PD zoned property located within a community growth boundary.

- (b) Mobile or manufactured home, in those areas identified in Section 5.160 as being subject to special mobile/manufactured home standards, which do not comply with those standards.
- (c) Cottage industries.
- (d) Recreational vehicle where not allowed outright by Section 5.130.
- (e) A temporary real estate sales office.
- (f) Churches and schools.
- (g) Accessory structures or accessory uses without an on-site primary structure.
- (h) Nonprofit community meeting buildings.
- (i) Cemeteries.
- (j) Fire or ambulance stations.
- (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (l) Public utility facilities, including substations and transmission lines.
- (m) Mining, quarrying, and the processing and storage of rock, sand, gravel, peat, or other earth products; on a contiguous ownership of 10 or more acres.
- (n) Small-scale primary wood processing facilities, such as a shake mill, chipper, or stud mill, on a contiguous ownership of 10 or more acres.
- (o) Rural industries on a contiguous ownership of 10 or more acres.
- (p) Mobile or Manufactured Home park on a contiguous ownership of 10 or more acres.
- (q) Foster family homes accommodating six or more children or adults.
- (r) Bed and breakfast enterprise.
- (s) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050.

- (t) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.
  - (u) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
  - (v) Home occupations according to the provisions of Section 4.140 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size is 20,000 for permitted uses.
  - (b) The minimum lot width and depth shall both be 100 feet.
  - (c) The minimum front yard shall be 20 feet.
  - (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
  - (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
  - (f) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
  - (g) Livestock can be located closer than 100 feet to a non-farm residential building on an adjacent lot only if one of the following conditions are met:
    1. The location of the livestock is a nonconforming use according to the provisions of Article VII of this Ordinance.
    2. The property has been taxed at the farm use rate during three of the past five year.
    3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article VI of this Ordinance.

- (h) No residential structure shall be located within 50 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.
- 

### SECTION 3.022: COMMUNITY COMMERCIAL ZONE (CC)

- (1) **PURPOSE:** The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. Land that is suitable for the RC zone is suitable for the CC-2 zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.
- (2) **USES PERMITTED OUTRIGHT:** In the CC zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) General and specialty retail trade establishments.
  - (b) Personal and business services such as barbers, tailors, printers, funeral homes, shoe repair shops, upholsterers, and cleaners.
  - (c) Business, government, professional, and medical offices; financial institutions; and libraries.
  - (d) Animal hospitals, kennels and similar animal boarding facilities.
  - (e) Retail establishments requiring drive-in facilities such as gas stations, bank drive-up windows, and fast food restaurants.
  - (f) Sales and service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical, and painting materials; and parking for trucks as part of a construction or shipping operation.
  - (g) Shopping centers.
  - (h) Warehousing, including mini-storage.
  - (i) Eating and drinking establishments.

- (j) Lodges, clubs, or meeting facilities for private organizations.
  - (k) Motels, hotels, and cabin camps.
  - (l) A single-family dwelling, manufactured or mobile home for the owner of an active business located on the same lot or parcel.
  - (m) Mobile or manufactured homes or recreational vehicles used during the construction or placement of a use for which a building or placement permit has been issued.
  - (n) Community meeting buildings and associated facilities.
  - (o) Schools.
  - (p) Water supply and treatment facilities.
  - (r) Off-site advertising signs.
  - (s) Dwelling units accessory to an active commercial use, when located above the first story.
  - (t) Bed and breakfast enterprises.
  - (u) Swimming.
  - (v) Public park and recreation uses.
  - (w) Temporary produce stand- Not to exceed 45 days.
- (3) **USES PERMITTED CONDITIONALLY:** In the CC zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) One or two-family dwelling not associated with an active business.
  - (b) Light industries.
  - (c) Multifamily dwellings, including townhouses, and condominiums.
  - (d) Mobile home or recreational vehicle.
  - (e) Hospitals, sanitariums, rest homes, and nursing homes.

- (f) Fire and ambulance stations.
  - (g) Utility substations and power transmission lines.
  - (h) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (i) Commercial amusement or entertainment establishments.
  - (j) Sewage treatment plants.
  - (k) Recreational campground.
  - (l) Foster family home accommodating six or more children or adults.
  - (m) Temporary mobile kitchen units.
  - (n) Mixed Use Developments subject to Section 4.130.
  - (o) Mobile/Manufactured Home Park.
  - (p) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
  - (q) Car wash.
  - (r) Outdoor Retail
- (4) STANDARDS: Land divisions and development in the CC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot dimensions and yard setbacks, and the maximum building heights for structures containing only residential uses, shall be the same as in the R-3 zone.
  - (b) In the CC zone, motels, hotels, and cabin camps shall be considered a commercial use.
  - (c) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.

- (d) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b)
- (e) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
- (f) All uses shall meet off-street parking requirements as provided in Section 4.030.
- (g) Buildings shall not exceed 45 feet in height.
- (h) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (i) Maximum Floor Area Per Use: Individual uses shall not exceed 4,000 square feet of gross floor area.

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#### SECTION 3.012: COMMUNITY LOW DENSITY URBAN RESIDENTIAL ZONE (CR-1)

- (1) **PURPOSE:** The purpose of the CR-1 zone is to designate areas for low-density single-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.
- (2) **USES PERMITTED OUTRIGHT:** In the CR-1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) Single-family dwelling.
  - (b) Farm and forest uses.
  - (c) Home occupations according to the provisions of Section 4.140 of this ordinance.
  - (d) Public park and recreation areas.
  - (e) Public utility lines.
  - (f) Mobile home, manufactured home or recreational vehicle used during the construction of a use for which a building permit has been issued.
  - (g) Signs, subject to Section 4.020.

- (3) **USES PERMITTED CONDITIONALLY:** In the CR-1 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.
- (a) Two-family dwelling.
  - (b) Planned developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
  - (c) Churches and schools.
  - (d) Nonprofit community meeting buildings and associated facilities.
  - (e) Utility substations and power transmission lines.
  - (f) Swimming, tennis, racquetball and similar facilities.
  - (g) Golf courses and associated facilities.
  - (h) A temporary real estate sales office.
  - (i) Fire and ambulance stations.
  - (j) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (k) Water supply or treatment facilities or sewage treatment plants.
  - (l) Aquaculture facilities.
  - (m) Cottage industries.
  - (n) Accessory structures or uses without an on-site primary structure.
  - (o) Cemeteries.
  - (p) Foster family homes accommodating six or more children or adults.
  - (q) Bed and breakfast enterprise.
  - (r) Temporary placement of a mobile home or recreational vehicle to be used because of Health Hardship subject to Section 6.050.

- (s) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
  - (t) Home occupations according to the provisions of Section 4.140 of this ordinance.
- (4) STANDARDS: Land divisions and development in the CR-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size for permitted uses shall be 7,500 square feet, except that the minimum lot size for a two-family dwelling shall be 10,000 square feet. Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.
  - (b) The minimum lot width shall be 60 feet.
  - (c) The minimum lot depth shall be 75 feet.
  - (d) The minimum front yard shall be 20 feet.
  - (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
  - (f) The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.
  - (g) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article VIII.
  - (h) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.

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**SECTION 3.014: COMMUNITY MEDIUM DENSITY URBAN RESIDENTIAL ZONE (CR-2)**

- (1) **PURPOSE:** The purpose of the CR-2 zone is to designate areas for medium-density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the CR-2 zone has public sewer service available, and has relatively few limitations to development.

- (2) **USES PERMITTED OUTRIGHT:** In the CR-2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
- (a) One or two-family dwelling.
  - (b) Farm and forest uses.
  - (c) Public park and recreation uses.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Public utility lines.
  - (f) Mobile homes or recreational vehicles used during the construction of a use for which a building permit has been issued.
  - (g) Signs, subject to Section 4.020.
- (3) **USES PERMITTED CONDITIONALLY:** In the CR-2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this Ordinance.
- (a) Three or four-family dwelling.
  - (b) Planned Development subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single-family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
  - (c) Mobile or manufactured homes subject to the exception contained in Section 5.160.
  - (d) Churches, schools, and colleges.
  - (e) Nonprofit community meeting buildings and associated facilities.
  - (f) Utility substation and power transmission lines.
  - (g) A temporary real estate sales office.
  - (h) Cemeteries.
  - (i) Hospitals, sanitariums, rest homes, and nursing homes.

- (j) Swimming, tennis, racquetball and similar facilities.
  - (k) Accessory structures and accessory uses without an on-site primary use.
  - (l) Fire and ambulance stations.
  - (m) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (n) Water supply and treatment facilities and sewage treatment plants.
  - (o) Temporary mobile kitchen units.
  - (p) Cottage industries.
  - (q) Foster family homes accommodating six or more children or adults.
  - (r) Bed and Breakfast enterprise.
  - (s) Temporary placement of a mobile home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
  - (t) Golf course.
  - (u) Mobile/Manufactured Home Park.
  - (v) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
  - (w) Home occupations according to the provisions of section 4.140 of this s Ordinance.
- (4) **STANDARDS:** Land divisions and development in the CR-2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single-family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single-family dwelling. A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes

greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.

- (b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 65 feet.
- (c) The minimum lot depth shall be 75 feet.
- (d) The minimum front yard shall be 20 feet.
- (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
- (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.
- (g) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article VIII.
- (h) Livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.

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#### SECTION 3.016: COMMUNITY HIGH DENSITY URBAN RESIDENTIAL ZONE (CR-3)

- (1) **PURPOSE:** The purpose of the CR-3 zone is to designate areas for a medium- to high-density mix of dwelling types and other, compatible, uses. The CR-3 zone is intended for densely-developed areas or areas that are suitable for high-density urban development because of level topography and the absence of hazards, and because public facilities and services can accommodate a high level of use.
- (2) **USES PERMITTED OUTRIGHT:** In the CR-3 zone, the following uses and their accessory uses are permitted outright, and are subject to all applicable supplementary regulations contained in this ordinance.
  - (a) One, two, three, or four-family dwelling.
  - (b) Mobile or manufactured home subject to the exception contained in Section 5.160.
  - (c) Farm and forest uses.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Public park and recreation areas.

- (f) Utility lines necessary for public service.
  - (g) A mobile home, manufactured home or recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (h) Bed and Breakfast enterprise.
  - (i) Signs subject to Section 4.020.
- (3) **USES PERMITTED CONDITIONALLY:** In the CR-3 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.
- (a) Mobile or manufactured home not subject to Section 5.160, and mobile or manufactured home park.
  - (b) Multifamily dwellings, including townhouses and condominiums.
  - (c) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
  - (d) Motel and hotel, which may include eating and drinking establishments.
  - (e) Churches and schools.
  - (f) Nonprofit community meeting buildings and associated facilities.
  - (g) Accessory structures or uses without an on-site primary use.
  - (h) Swimming, tennis, racquetball or other similar facilities.
  - (i) Utility substation and power transmission lines.
  - (j) Cemeteries.
  - (k) Hospitals, sanitariums, rest homes, or nursing homes.
  - (l) Fire or ambulance stations.

- (m) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (n) Water supply and treatment facilities and sewage treatment plants.
  - (o) Temporary mobile kitchen units.
  - (p) Cottage industries.
  - (q) A temporary real estate sales office.
  - (r) Mobile/Manufactured Home Park and recreational campground.
  - (s) Foster family home accommodating six or more children or adults.
  - (u) Temporary placement of a mobile or manufactured home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
  - (v) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
  - (w) Home occupations according to the provisions of Section 4.140 of this Ordinance.
- (4) **STANDARDS:** Land divisions and development in the CR-3 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single-family dwelling. Each additional dwelling unit shall require 2500 square feet additional area on slopes of 20 percent or less, and 3000 square feet additional area otherwise. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.
  - (b) The minimum lot width shall be 50 feet, except on a corner lot it shall be 65 feet.
  - (c) The minimum lot depth shall be 75 feet.
  - (d) The minimum front yard shall be 20 feet.

- (e) The minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 15 feet.
- (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet.
- (g) The maximum building height shall be 35 feet, except that on ocean or bay front lots, it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
- (h) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.
- (i) Lot size and yard setback standards shall apply to motels or hotels in the CR-3 zone.
- (j) For multifamily structures with separately owned dwelling units with common walls, yard setbacks shall apply to the entire structures only.