

**505 RURAL COMMERCIAL DISTRICT (RC)**

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505.01 PURPOSE

This section is adopted to implement the policies of the Comprehensive Plan for Rural Commercial areas.

505.02 AREA OF APPLICATION

Property may be zoned Rural Commercial District when the site has a Comprehensive Plan designation of Rural Commercial and the criteria in Section 1202 are satisfied.

[Amended by Ord. ZDO-224, 5/31/11]

505.03 PRIMARY USES

- A. The following are primary uses in the Rural Commercial District:
1. Accounting and income tax services;
  2. Antique and second-hand stores;
  3. Apparel stores and dressmaking shops;
  4. Arts and crafts stores, including manufacturing of the crafts to be sold in that store and craft classes;
  5. Auto, truck, and equipment repair services, and sale of replacement parts;
  6. Bakeries;
  7. Banks, credit unions, and savings and loans;
  8. Barber and beauty shops;
  9. Bed and breakfast residences and inns, subject to Section 832;
  10. Billiard halls with no more than six tables and game rooms which provide no more than 20 mechanical or electronic games of science and skill;
  11. Book and stationery stores;
  12. Building materials retailers and plumbing, electrical, and building contractors;
  13. Catering establishments;
  14. Clothes pressing, alterations, and tailoring shops;

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15. Community and government services, such as community action agencies, extension services, fire stations, and post offices;
16. Confectionery stores;
17. Daycare facilities and other adult- or child-care facilities, operated during the daytime, subject to Section 807;
18. Delicatessens and restaurants, excluding drive-in restaurants;
19. Drug stores;
20. Dry cleaners, laundry agencies, and self-service laundromats;
21. Electric vehicle charging stations;
22. Exercise and tanning studios;
23. Fabric and dry goods stores;
24. Firewood sales;
25. Feed stores, including wholesale and retail sales and storage;
26. Fertilizer and similar agricultural and forestry materials wholesale and retail sales and storage;
27. Florist and gift shops;
28. Food lockers;
29. Garden stores, including wholesale and retail sales of seeds, seedlings, and nursery stock;
30. Grocery and produce stores;
31. Gunsmiths;
32. Hardware and garden supply stores;
33. Housewares and household appliance and equipment sales and repair;
34. Insurance agents;
35. Leather goods and hides sales;
36. Locksmiths;
37. Logging contractors;

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38. Liquor stores;
39. Meat and fish markets;
40. Mobile vending units, subject to Section 837;
41. Museums;
42. Offices for doctors, dentists, chiropractors, naturopathic treatment personnel, and other health service personnel; small clinics; and community healthcare programs;
43. Offices, meeting rooms, rental and sales outlets, and equipment storage for organizations related to farm or forestry uses such as water boards, farmers co-ops, granges, and wholesalers or retailers of farm or forestry equipment, materials, and products;
44. Photo finishing;
45. Pottery and ceramics stores, including manufacturing of pottery to be sold in that store, and classes;
46. Real estate agencies;
47. Service stations, subject to Section 820;
48. Shoe repair;
49. Taverns;
50. Telephone co-ops;
51. Upholstery shops, including retail sales;
52. Utility carrier cabinets, subject to Section 830;
53. Veterinary services and pet supply stores;
54. Video rental stores;
55. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835; and
56. Any use that the Planning Director finds to be similar to one or more of those specified above. A request for a determination under this subsection shall be processed as an Interpretation pursuant to Subsection 1305.03.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12]

505.04 ACCESSORY USES

- A. The following are accessory uses in the Rural Commercial District:
1. Uses and structures customarily accessory and incidental to a primary use;
  2. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work;
  3. Solar energy systems;
  4. Rainwater collection systems;
  5. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on-site prior to on-site reuse or removal by the generator or licensed or franchised collector to a user or broker;
  6. Recyclable dropoff sites, subject to Section 819;
  7. Drive-thru window service, subject to Subsections 827.02(C) through (E); and
  8. Signs, subject to Section 1010.

[Amended by Ord. ZDO-224, 5/31/11]

505.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Directory may approve the following use in the Rural Commercial District, pursuant to Subsection 1305.02:

- A. Wireless telecommunication facilities listed in Subsection 835.05, subject to Section 835.

[Amended by Ord. ZDO-224, 5/31/11]

505.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Rural Commercial District, pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800.
1. Churches, subject to Section 804;

2. Primary and secondary schools and trade schools for trades associated with agriculture and forestry industries, subject to Sections 805, except as restricted by Subsection 505.07(A)(4);
3. Service and recreational uses, excluding recreational vehicle camping facilities, subject to Section 813;
4. Recycling centers and transfer stations, subject to Section 819;
5. Hydroelectric facilities, subject to Section 829;
6. Mini-storage facilities, vehicle storage, and recreational vehicle storage; and
7. The hosting of weddings, family reunions, class reunions, company picnics, and similar events.

[Amended by Ord. ZDO-224, 5/31/11]

505.07 PROHIBITED AND PREEXISTING USES

- A. The following are prohibited uses in the Rural Commercial District:
  1. Uses of structures and land not specifically allowed;
  2. New dwellings, except when accessory to a primary use;
  3. A subdivision or partition within the Portland Metropolitan Urban Growth Boundary resulting in the creation of one or more lots or parcels of less than 20 acres; and
  4. Schools within the areas identified as Employment, Industrial, and Regionally Significant Industrial on the Metro Region 2040 Growth Concept Map.
- B. Lawfully established dwellings shall not be nonconforming uses and shall be allowed to remodel or expand without review under Section 1206.
- C. Lawfully established commercial uses that existed on December 20, 2001, and are not otherwise provided for in this section, shall not be nonconforming uses and are allowed outright.

[Amended by Ord. ZDO-224, 5/31/11]

505.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to:

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1. Provide for protection of surrounding properties and the historic character of unincorporated communities;
  2. Ensure that the minimum operational requirements of the development are provided on-site;
  3. Establish the maximum limits of development; and
  4. Ensure that the use and building scale are in character with the unincorporated community and appropriate to meet the needs of the unincorporated community and surrounding area residents.
- B. Minimum Front Yard Setback: 30 feet.
- C. Minimum Side Yard Setback: 10 feet; however, if the side yard abuts a more restricting zoning district, the minimum side yard setback shall be 20 feet.
- D. Minimum Rear Yard Setback: 10 feet; however, if the rear yard abuts a more restrictive zoning district, the minimum rear yard setback shall be 20 feet.
- E. Minimum Road Frontage: 50 feet.
- F. Minimum Lot Size: None, except as restricted by Subsection 505.07(A)(3).
- G. Minimum Landscaping Area: 15 percent of the lot.
- H. Maximum Building Floor Area:
1. For a commercial use within an unincorporated community, the maximum building floor area per use shall be 4,000 square feet. However, a lawfully established use that existed on December 20, 2001, and serves the community or the travel needs of people passing through the area, may expand to occupy a maximum of 4,000 square feet of building floor area or 50 percent more building floor area than was occupied by the use on December 20, 2001, whichever is greater.
  2. For a commercial use outside an unincorporated community, the maximum building floor area per use shall be 3,000 square feet. However, a lawfully established use that existed on December 20, 2001, may expand to occupy a maximum of 3,000 square feet of building floor area or 25 percent more building floor area than was occupied by the use on December 20, 2001, whichever is greater.
- I. Exceptions: Dimensional standards are subject to modification pursuant to Section 900.
- J. Variances: The requirements of Subsections 505.08(B) through (E) and (G) may be modified pursuant to Section 1102 when such modification is

consistent with Section 1205. A proposed reduction that exceeds 20 percent of the requirement shall be processed as a separate variance application pursuant to Section 1205.

[Amended by Ord. ZDO-224, 5/31/11]

505.09 DEVELOPMENT STANDARDS

- A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100.
- B. Community Plans and Design Plans: Development within a Community or Design Plan area identified in Chapter 10 of the Comprehensive Plan shall comply with the specific policies and standards for the adopted Community or Design Plan.
- C. Signs: Signs shall be complementary to the historic character and rural scale of the unincorporated community in the use of graphics symbols, lighting, and natural materials.
- D. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.

[Amended by Ord. ZDO-224, 5/31/11]