

ARTICLE 21

RURAL SERVICE - RS

SECTION 21.010 PURPOSE: The purpose of the Rural Service Zone is to provide standards for establishment of commercial uses servicing the needs of rural residents and limited tourist commercial services consistent with the maintenance of the rural character of the area.

SECTION 21.015 PERMITTED USES: In the Rural Service Zone the following uses and their accessory uses are permitted.

01. Permitted uses in an Exclusive Farm Use Zone.
02. Permitted uses in a Timber Grazing Zone.
03. Retail, office, or service establishment with structures limited to a total of 10,000 square feet or 30 percent coverage of parcel, whichever is less.
04. Automobile service station.
05. Park, playground, or community building.
06. School.
07. Restaurant.
08. Warehouse, wholesale businesses, machine shop, hangar.
09. Manufacturing, compounding, assembling, or treating products.
10. Other commercial or light industrial uses as long as the impacts of surrounding properties or uses are no greater than that of the other permitted uses.
11. Hospital, healthcare, and medical facilities.
12. Subject to the provisions of Article 3, Ministerial Review, an existing single-family dwelling may be altered, restored, or replaced providing:
 - A. The dwelling to be replaced meets all of the following criteria:
 1. It was lawfully created;
 2. Has intact exterior walls and roof structure;
 3. Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system;
 4. Has interior wiring for interior lights;
 5. Has a heating system; and
 6. Will be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.

SECTION 21.020 BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY: In the Rural Service Zone, the following uses and activities and their accessory buildings and uses may be permitted subject to the provisions of Article 9, Conditional Use Permit.

01. Recreational facilities and commercial activities provided in conjunction therewith.

02. A single-family residence necessary for the caretakers, watchperson, or the owner of the commercial use on the parcel. The residence shall be a temporary structure like a manufactured dwelling or an apartment in conjunction with the business as a temporary use for the term of the business. Retention of the temporary dwelling shall be examined by the review authority after the original need has ceased, or the property is sold and the review authority may require the residence, including the foundation and other related structures, to be removed or converted to a permitted use at the owner's expense.
03. Workforce rental housing. Workforce rental housing is intended to provide living accommodations for persons or families to mitigate shortfalls identified in Wallowa County Comprehensive Plan Goal 9. This may include:
 - A. Co-houses of between 4 and 8 attached or detached living units sharing common kitchen and dining areas.
 - B. Dorm accommodations for between 10 and 20 occupants, with shared kitchen dining.
 - C. Other housing options where detached units share common kitchen and dining facilities, and individual units are less than 600 square feet.
 - D. Recreational Vehicle spaces with full utility hookups.
04. Assisted Living Facility Licensed by the Oregon Department of Human Services. Assisted living is a residence for people who require help with some of the routines of daily living as well as access to medical care when needed.

SECTION 21.025 PROPERTY DEVELOPMENT STANDARDS

01. Parcel Size:
 - A. The minimum average width of lots served by an approved community or public water system and an approved community or public sewage system shall not be less than 50 feet with a minimum area of 6,000 square feet.
 - B. The minimum average width of lots served by either an approved community or public water system or an approved community or public sewage system, but not served by both, shall not be less than 100 feet with a minimum area of 15,000 square feet.
 - C. The minimum average width of lots not served by either an approved community or public water system or an approved community or public sewage system shall be 150 feet with a minimum of one acre.
02. Access: All transportation facilities associated with development proposals must be consistent with the adopted Transportation System Plan for Wallowa County, including access management standards, and all proposed road or street intersections with state highways must be submitted to ODOT District 13 Office for review and approval prior to County approval. All intersection improvements must be completed prior to the opening of any proposed development.
03. Dimensional Standards:

- A. LOT COVERAGE - The main building and accessory buildings located on any building site or lot shall not cover more than 30 percent of the total lot area.
 - B. BUILDING HEIGHT - No building or structure shall be erected or enlarged to exceed two stories or more than 25 feet in height.
04. Setbacks:
- A. PROPERTY LINE SETBACK - Not less than 25 feet from a property line.
 - B. STREAMS - Not less than 100 feet.
 - C. ROADWAYS – All structures, buildings, or similar permanent fixtures shall be set back not less than 25 feet from a road right-of-way.
 - D. PARKING - Parking shall be in accordance with Article 33, Parking.

SECTION 21.030 DESIGN STANDARDS FOR POTENTIAL IMPACTS

- 01. AIR QUALITY: The air quality standards set by the Department of Environmental Quality shall be the guiding standards in this zone.
- 02. NOISE: As permitted under all laws and regulations.
- 03. STORAGE: Materials shall be enclosed within a structure or concealed behind sight-obscuring screening.
- 04. BUFFER: Where the Industrial Zone adjoins a zone other than the Industrial or Recreation Commercial Zone there shall be a buffer area of a depth adequate to provide for a natural visual landscape buffer or such other screening measure as may be prescribed by the review authority.
- 05. VIBRATION: No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
- 06. HEAT AND GLARE: Except for exterior lighting, operations producing heat or glare shall be constructed entirely within an enclosed building.
- 07. LIGHTING: All exterior sources of illumination shall be controlled by down shielding and directed away from adjacent property and roads.
- 08. ELECTRICAL: No electrical interference shall be permitted which is discernible at the property line of the use concerned.

SECTION 21.035 APPLICATION CONTENTS AND PROCEDURE

- 01. The applicant shall attend at least one pre-application conference to obtain general information, guidelines, procedural requirements, and advisory opinions on the project.
- 02. The applicant may then submit a Preliminary Project Plan to the Planning Department. The preliminary plan shall contain the following, where applicable, in the listed order:
 - A. Project Plan Narrative
 - 1. General statement describing the project.
 - 2. Evidence of ownership or control of the parcel, including legal description, addresses of the applicants, owners and designers of the development.
 - 3. Explanation of the character of the Development and how it will take advantage of the special provisions within this Article.

4. Demonstrate compliance with all applicable Zoning provisions.
 5. A written description of the proposed development and its impact on public services.
 6. Method, capacity, operation and maintenance proposals for water supply, sewage disposal, and fire protection.
 7. Plan, if applicable, to provide open space and recreation and area maintenance.
 8. Tentative development schedule and phasing.
 9. Address review criteria, as applicable:
 - a. SALMON HABITAT RESTORATION: Applications must satisfy any applicable criteria of Article 36, Salmon Habitat Restoration.
 - b. SCENIC WATERWAYS, WILDLIFE HABITAT, WETLANDS AND RIPARIAN CORRIDORS: Applications must satisfy any applicable criteria of Article 28, Goal 5 and 6 Resource Overlay Zone.
 - c. FIRE AND FLOOD SAFETY DESIGN STANDARDS: In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards
 - d. SIGNS, Article 34.
 - e. ROAD DESIGN, Article 32.
- B. General schematic maps to include:
1. Map 1: Topographic map showing contour intervals drawn at a scale appropriate for the steepness of the terrain.
 2. Map 2: Existing land use adjacent to the site, including major roads.
 3. Map 3: Location of public uses, including schools, parks, playgrounds, and other open spaces on the proposed site or nearby area.
- C. Project-specific maps:
1. Map 4: A tentative plat map. Where replatting is required, the Site Plan shall be overlaid upon a drawing which depicts all property lines, lot numbers, utility lines, and easements of the original plan being replatted.
 2. Map 5: A plot plan shall show the approximate location and height of buildings; structures and other improvements; open spaces around buildings and structures; existing trees to be preserves or removed; location and design of off-street parking or loading facilities showing points of ingress and egress from the site; and the location of any major physiographic features such as streams, irrigation ditches or lakes.
 3. Map 6: A circulation plan indicating proposed circulation of vehicles, goods and pedestrians within the development and to/from access roads.
 4. Map 7: Schematic landscape plan.
 5. Map 8: Preliminary drainage and grading plan for the collection and transmission of run-off water.

- D. Attachments: Agreements, provisions or covenants which govern the use, maintenance, and continued protection of the Development's open space areas.

SECTION 21.040 SITE DESIGN STANDARDS

- 01. Landscaping:
 - A. Landscaping of parking areas shall be provided. Such landscaping shall generally screen vehicles from view but allow for traffic visibility.
 - B. Special considerations may be given to areas where little if any landscaping is possible. Special consideration may also be given for sites with existing vegetation.
 - C. All required setback areas abutting public streets shall be landscaped, including parking facilities.
 - D. All open areas between property lines and the public street shall be landscaped.
- 02. Utility Services: Utility service lines such as electric, cable TV, and phone shall be placed underground unless evidence satisfactory to the review authority is presented that underground placement is not feasible.