

Article 45 and 46

Unincorporated Community Zones-Rural Community of Imnaha

SECTION 45.010, PURPOSE: The primary purpose of the **IMNAHA Commercial / Residential Zone** is allow small scale, non disruptive commercial activity within those portions of town which also contain residential dwellings sited upon oversized lots.

SECTION 45.015, PERMITTED USES: In the **IMNAHA Commercial / Residential Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Office spaces
02. Bed and breakfast facilities
03. Sign (Low voltage, shielded illumination)
04. Public park
06. Home occupation
07. Parking lot
08. Antique store/ secondhand store / gift shop / bookstore/ coffeehouse / bakery
09. Single family dwellings, not to exceed 2,500 square feet per floor.
10. Plant nursery, produce stand, truck garden or orchard .
11. Keeping of livestock, excluding swine (see conditional uses).
12. Art gallery
13. Educational / sightseeing / hunting / fishing services
14. Rental cabins

SECTION 45.020 BUILDING AND ACTIVITIES PERMITTED CONDITIONALLY. In the **Imnaha Commercial / Residential Zone**, the following uses, other substantially similar uses, and their accessory uses may be established subject

to public hearing review for compliance with the requirements of Article 9, Conditional Use Permit, and other applicable provisions of this ordinance.

01. Traveler accommodations, including hotels, motels, lodges, and RV camps not to exceed 10 R. V. hook-up spaces, or 10 accommodation units, and, for RV camps or expansion of existing facilities, only if served by a DEQ approved on site sewage system, or, for new hotels, motels, or lodges, only if served by a community sewer system..
02. Church
03. Retail or wholesale sales establishment
04. Community center
05. Small scale manufacturing and production of arts/ crafts/ sporting goods/ tack gear or clothing.
06. Eating or drinking establishment
07. Equipment storage (enclosed or mini-storage, excluding junkyards)
08. Private campground
09. Museum
10. Gas station/auto repair facility
11. Private or public outdoor recreation facility/horse stables
12. Shop welding/supply/repair of farm equipment
13. Non-polluting, processing of specialty food items.
14. Keeping of swine.

SECTION 45.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In a **IMNAHA Commercial / Residential Zone**, the minimum lot size shall be either the pre-existing parcel, or the minimum size required to provide water service, and satisfy both structural setbacks and DEQ requirements, whichever is larger.

02. ACCESS: Shall be by an improved access meeting the requirements of Article 32, Road Standards.

03. LANDSCAPE: The lot shall be landscaped with a minimum of one(1) shade or fruit tree, and two (2) shrubs. Groundcover, garden or lawn shall occupy a reasonable portion of the remaining lot. All noxious weeds will be removed and controlled. River front portions of the lot shall be vegetated by shrubs or trees, with a minimum of 30% bank-cover.

04. BUILDING SPECIFICATIONS: Proposed development must comply with any applicable ARiver Community@standards under Federal Wild and Scenic River Management Plan for this segment of the Imnaha River designated Arecreational@.

In addition, proposed development of properties within the boundaries of the Hells Canyon National Recreational Area must demonstrate compliance with applicable federal regulations governing development of private lands within the HCNRA, which are administered by the United States Forest Service, Enterprise office. Applicants for County permits should contact the federal plan administrator for current federal regulations and be sure to show how applicable rules will be complied with in the application submitted to Wallowa County. The County will consult with federal plan administrator prior to a decision on an application, pursuant to its Memorandum of Understanding with the Forest Service.

No building shall exceed the height of 25 feet (except a church spire). Except for existing structures, no commercial use portion of a building shall exceed 4,000 square feet. All outside lights, including security lights, shall be shielded and directed downwards and brightness shall not exceed the minimum functional requirement.

05. STREAM CORRIDOR MANAGEMENT: All new building construction shall be set back a minimum of 75= from the normal high water mark of the Imnaha River and comply with applicable Federal Wild and Scenic River Corridor management plans (see above).

All development must also comply with any applicable provisions of Article 36, Salmon Habitat Restoration, and water resource projects below normal high water, including bank stabilization, may also require prior approval of the USFS, the Oregon Department of State Lands, and the US Army Corps of Engineers.

06. FIRE AND FLOOD SAFETY: Appropriate fire suppression devices shall be installed or always available and maintained on site. Screen-covered burn barrels are allowed, but shall not be lit after 12 noon.

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.

07. **STRUCTURE SETBACKS:** Setback measurements shall be to the nearest permanent structure or structural appendage, including patios, decks, eaves or overhangs.

Front yard: 20= Side and Rear yard: 10'

SECTION 46.010, PURPOSE: The primary purpose of the **IMNAHA Public /Utilities Zone** is to recognize Public owned areas which may allow free access, or be designated closed from public access for utility uses

SECTION 46.015, PERMITTED USES: In the **IMNAHA Public/Utilities Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Public school buildings, playgrounds, library, and teachers= residence.
02. Equipment storage and repair facilities (enclosed)
03. Public parks and campgrounds
04. Community center
05. Museum
06. Communication facilities
07. Church

SECTION 46.020, BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY. In the **Imnaha Public/Utilities Zone**, the following uses, other substantially similar uses, and their accessory uses may be established subject to public hearing review for compliance with the requirements of Article 9, Conditional Use Permit, and other applicable provisions of this ordinance.

01. Fire Station

SECTION 46.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In a **Imnaha Public/Utilities Zone**, the minimum lot size shall be either the pre-existing parcel, or the minimum size required to provide water service, and satisfy both structural setbacks and DEQ requirements, whichever is larger.

02. **ACCESS:** Shall be by an improved access meeting the requirements of Article 32 Road Standards.

03. **LANDSCAPE:** The lot shall be landscaped with a minimum of one (1) shade or fruit tree, and two (2) shrubs. Groundcover, garden or lawn shall occupy a reasonable portion of the remaining lot. All noxious weeds will be removed and controlled. River front portions of the lot shall be vegetated by shrubs or trees, with a minimum of 30% bank-cover.

04. **BUILDING SPECIFICATIONS:** Proposed development must comply with any applicable ARiver Community@standards under the Federal Wild and Scenic River Management Plan for this segment of the Imnaha River designated Arecreational@.

In addition, proposed development of properties within the boundaries of the Hells Canyon National Recreational Area must demonstrate compliance with applicable federal regulations governing development of private lands within the HCNRA, which are administered by the United States Forest Service, Enterprise office. Applicants for County permits should contact the federal plan administrator for current federal regulations and be sure to show how applicable rules will be complied with in the application submitted to Wallowa County. The County will consult with federal plan administrator prior to a decision on an application, pursuant to its Memorandum of Understanding with the Forest Service.

No building shall exceed the height of 25 feet (except a church spire). Except for existing structures, no commercial use building shall exceed 4000 square feet. All outside lights, including security lights, shall be shielded and directed downwards and brightness shall not exceed the minimum functional requirement.

05. **STREAM CORRIDOR MANAGEMENT:** All new building construction shall be set back a minimum of 75= from the normal high water mark of the Imnaha River and comply with applicable Federal Wild and Scenic River Corridor management plans (see above). All development must comply with any applicable provisions of Article 36, Salmon Habitat Restoration, and water resource projects below normal high water, including bank stabilization, may also require prior approval of the USFS, the Oregon Department of State Lands, and the US Army Corps of Engineers.

06. **FIRE AND FLOOD SAFETY:** Appropriate fire suppression devices shall be installed or always available and maintained on site. Screen-covered burn barrels are allowed, but shall not be lit after 12 noon.

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.

07. STRUCTURE SETBACKS: Setback measurements shall be to the nearest permanent structure or structural appendage, including patios, decks, eaves or overhangs.

Front yard: 20= Side and rear yard: 10'