
As used in DCC Title 18, the following words and phrases shall mean as set forth in DCC 18.04.030.

"Church" means an institution that has nonprofit status as a church established with the Internal Revenue Service.

"Religious Institutions" mean institutions that have nonprofit status as religious institutions established with the Internal Revenue Service that primarily provide meeting areas for religious assemblies. Examples include churches, temples, synagogues, and mosques.

Or “Religious Institution” means the use, building, or conversion of real property for the purpose of religious exercise shall be considered to be religious exercise of the person or entity that uses or intends to use the property for that purpose. (definition came from Title 42, Chapter 21C protection of religious exercise in land use and by institutionalized persons)
Chapter 18.08.  BASIC PROVISIONS

18.08.010.  Compliance.
18.08.020.  Existing Agreements and Zoning Permits.
18.08.030.  Terminology and Construction.

18.08.040.  Religious Land Use and Institutionalized Persons Act

Compliance with the Religious Land Use and Institutionalized Persons Act supersedes all other aspects of DCC Title 18.
(Ord. 2019-00x §x, 2019)
Chapter 18.16.  EXCLUSIVE FARM USE ZONES

18.16.025. Uses Permitted Subject to the Special Provisions Under DCC Section 18.16.038 or DCC Section 18.16.042 and a Review Under DCC Chapter 18.124 where applicable.

A. Dwellings customarily provided in conjunction with farm use (farm-related dwellings), subject to DCC 18.16.050.
B. A relative farm assistance dwelling, subject to DCC 18.16.050.
C. Churches and cemeteries in conjunction with churches religious activities consistent with ORS 215.441 and OAR 660-033-0130(2) on non-high value farmland.
D. Expansion of an existing church or cemetery in conjunction with a church on the same tract as the existing use, subject to Oregon Administrative Rules 660-033-0130.
E. Utility facilities necessary for public service, including wetland waste treatment systems, but not including commercial facilities for the purpose of generating electrical power for public use by sale and transmission towers over 200 feet in height. A utility facility necessary for public service may be established as provided in:
   1. DCC 18.16.038(A); or
   2. DCC 18.16.038(E) if the utility facility is an associated transmission line, as defined in ORS 469.300.
F. Winery, as described in ORS 215.452.
G. Farm stands, subject to DCC 18.16.038.
H. A site for the takeoff and landing of model aircraft, including such buildings or facilities as may be reasonably necessary.
I. A facility for the processing of farm crops, or for the production of biofuel as defined in ORS 315.141, if the facility is located on a farm operation that provides at least one-quarter of the farm crops processed at the facility, or an establishment for the slaughter, processing or selling of poultry or poultry products pursuant to ORS 603.038.
   1. If a building is established or used for the processing facility or establishment, the farm operator may not devote more than 10,000 square feet of floor area to the processing facility or establishment, exclusive of the floor area designated for preparation, storage or other farm use.
   2. A processing facility or establishment must comply with all applicable siting standards but the standards shall not be applied in a manner that prohibits the siting of the processing facility.
   3. The County shall not approve any division of a lot or parcel that separates a processing facility or establishment from the farm operation on which it is located.
J. Agri-tourism and other commercial events and activities subject to DCC 18.16.042.
K. Dog training classes or testing trials conducted outdoors or in farm buildings that existed on January 1, 2013, when:
   1. The number of dogs participating in training does not exceed 10 per training class and the number of training classes to be held on-site does not exceed six per day; and
   2. The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site does not exceed four per calendar year.
L. Marijuana processing, subject to the applicable provisions of DCC 18.16.025(I) and 18.116.330.

Chapter 18.32. MULTIPLE USE AGRICULTURAL ZONE - MUA


The following uses may be allowed subject to DCC 18.128:

A. Public use.
B. Semipublic use.
C. Commercial activities in conjunction with farm use. The commercial activity shall be associated with a farm use occurring on the parcel where the commercial use is proposed. The commercial activity may use, process, store or market farm products produced in Deschutes County or an adjoining County.
D. Dude ranch.
E. Kennel and/or veterinary clinic.
F. Guest house.
G. Manufactured home as a secondary accessory farm dwelling, subject to the requirements set forth in DCC 18.116.070.
H. Exploration for minerals.
I. Private parks, playgrounds, hunting and fishing preserves, campgrounds, motorcycle tracks and other recreational uses.
J. Personal use landing strip for airplanes and helicopter pads, including associated hangar, maintenance and service facilities. No aircraft may be based on a personal-use landing strip other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Aeronautics Division in specific instances. A personal use landing strip lawfully existing as of September 1, 1975, shall continue to be permitted subject to any applicable regulations of the Aeronautics Division.
K. Golf courses.
L. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
M. A facility for primary processing of forest products, provided that such facility is found to not seriously interfere with accepted farming practices and is compatible with farm uses described in ORS 215.203(2). Such a facility may be approved for a one-year period which is renewable. These facilities are intended to be only portable or temporary in nature. The primary processing of a forest product, as used in DCC 18.32.030, means the use of a portable chipper or stud mill or other similar method of initial treatment of a forest product in order to enable its shipment to market. Forest products, as used in DCC 18.32.030, means timber grown upon a parcel of land or contiguous land where the primary processing facility is located.
N. Destination resorts.
O. Planned developments.
P. Cluster developments.
Q. Landfills when a written tentative approval by the Department of Environmental Quality (DEQ) of the site is submitted with the conditional use application.
R. Time-share unit or the creation thereof.
S. Hydroelectric facility, subject to DCC 18.116.130 and 18.128.260.
T. Storage, crushing and processing of minerals, including the processing of aggregate into asphaltic concrete or Portland cement concrete, when such uses are in conjunction with the maintenance or construction of public roads or highways.

U. Bed and breakfast inn.

V. Excavation, grading and fill and removal within the bed and banks of a stream or river or in a wetland subject to DCC 18.120.050 and 18.128.270.

W. Churches/Religious institutions, subject to DCC 18.124 and 18.128.080.

X. Private or public schools, including all buildings essential to the operation of such a school.

Y. Utility facility necessary to serve the area subject to the provisions of DCC 18.124.

Z. Cemetery, mausoleum or crematorium.

AA. Commercial horse stables.

BB. Horse events, including associated structures, not allowed as a permitted use in this zone.

CC. Manufactured home park or recreational vehicle park on a parcel in use as a manufactured home park or recreational vehicle park prior to the adoption of PL-15 in 1979 and being operated as of June 12, 1996, as a manufactured home park or recreational vehicle park, including any expansion of such uses on the same parcel, as configured on June 12, 1996.

DD. A new manufactured home/recreational vehicle park, subject to Oregon Administrative Rules 660-004-0040(7)(g) that:
   1. Is on property adjacent to an existing manufactured home/recreational vehicle park;
   2. Is adjacent to the City of Bend Urban Growth Boundary; and
   3. Has no more than 10 dwelling units.

EE. The full or partial conversion from a manufactured home park or recreational vehicle park described in DCC 18.32.030 (CC) to a manufactured home park or recreational vehicle park on the same parcel, as configured on June 12 1996.

FF. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).

GG. Guest lodge.

HH. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

II. Marijuana processing, subject to the provisions of DCC 18.116.330.

JJ. Marijuana production subject to the provisions of DCC 18.116.330.


Chapter 18.32
Chapter 18.60.  RURAL RESIDENTIAL ZONE - RR-10

18.60.030. Conditional Uses Permitted.

The following uses may be allowed subject to DCC 18.128:
A. Public park, playground, recreation facility or community center owned and operated by a government agency or nonprofit community organization.
B. Dude ranch.
C. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
D. Personal use landing strip for airplanes and helicopter pads, including associated hangar, maintenance and service facilities. A personal use landing strip as used in DCC 18.60.030 means an airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by invited guests. No aircraft may be based on a personal-use landing strip other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Aeronautics Division in specific instances. A personal-use landing strip lawfully existing as of September 1, 1975, shall continue to be permitted subject to any applicable regulations of the Aeronautics Division.
E. Planned development.
F. Cluster development.
G. Recreation-oriented facility requiring large acreage such as off-road vehicle track or race track, but not including a rodeo grounds.
H. Landfill when a written tentative approval by Department of Environmental Quality (DEQ) of the site is submitted with the application.
I. Cemetery.
J. Time-share unit or the creation thereof.
K. Hydroelectric facility, subject to DCC 18.116.130 and 18.128.260.
L. Bed and breakfast inn.
M. Golf course.
N. Excavation, grading and fill and removal within the bed and banks of a stream or river or in a wetland subject to DCC 18.120.050 and 18.128.270.
O. Church Religious institutions.
P. Public Uses.
Q. Semipublic Uses.
R. Commercial horse stables.
S. Private or public school, including all buildings essential to the operation of such a school.
T. Manufactured home park or recreational vehicle park on a parcel in use as a manufactured home park or recreational vehicle park prior to the adoption of PL-15 in 1979 and being operated as of June 12, 1996 as a manufactured home park or recreational vehicle park, including expansion, conversion and combination of such uses on the same parcel, as configured on June 12, 1996.
U. The full or partial conversion from a manufactured home park or recreational vehicle park described in DCC 18.60.030 (T) to a manufactured home park or recreational vehicle park on the same parcel, as configured on June 12, 1996.
V. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
W. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.
Chapter 18.60

Attachment 2: Zoning Text Amendments
Chapter 18.65.  RURAL SERVICE CENTER - UNINCORPORATED COMMUNITY ZONE

18.65.010.  Purpose.
18.65.020.  Commercial/Mixed Use District (Brothers, Hampton, Millican, Whistlestop and Wildhunt).
18.65.021.  Commercial/Mixed Use District (Alfalfa).
18.65.022.  Residential District (Alfalfa).
18.65.023.  Open Space District (Brothers).
18.65.030.  Standards in All Districts.

18.65.020.  RSC – Commercial/Mixed Use District (Brothers, Hampton, Millican, Whistlestop and Wildhunt).

A.  Uses Permitted Outright.  The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:
   3.  Type 1 Home Occupation, subject to DCC 18.116.280.
   4.  Residential home and residential facility.
   5.  Two-family dwelling or duplex.
   6.  Agricultural uses, as defined in Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.
   7.  Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
   8.  Class III road and street project.
   9.  Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

B.  Uses Permitted Subject to Site Plan Review.  The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review, of this title:
   1.  Retail store, business office and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
   2.  Residential use in conjunction with a permitted commercial use.
   3.  Park or playground.
   5.  Public or semipublic building or use.
   6.  Highway maintenance facility.
   7.  Marijuana wholesaling, office only.  There shall be no storage of marijuana items or products at the same location.

C.  Conditional Uses Permitted.  The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
   1.  Multi-family dwelling with three or more units.

8.  Religious institutions.

2.  Church.
School.

Cemetery.

Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.

Medical clinic or veterinary clinic.

Community Center.

Manufactured home park.

Recreational vehicle or trailer park.

Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).

Marijuana retailing, subject to the provisions of DCC 18.116.330.

Yard and Setback Requirements.

1. The front yard setback shall be a minimum of 20 feet from a property line fronting on a local street right of way and 50 feet from an arterial right of way.
2. The minimum side yard setback shall be 10 feet.
3. The minimum rear yard setback shall be 20 feet.
4. The minimum side and rear yard setbacks for property that is adjacent to land zoned exclusive farm use shall be 50 feet.

Lot Requirements.

1. Residential Uses:
   a. The minimum lot size for residential uses in Brothers, Hampton and Millican is 2.5 acres.
   b. Each lot shall have a minimum width of 200 feet.
   c. Each lot must be served by an on-site well.
   d. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.
   e. Lot coverage for a dwelling and accessory buildings used primarily for residential purposes shall not exceed twenty-five (25) percent of the total lot area. Lot coverage for buildings used primarily for commercial purposes shall be determined by spatial requirements for sewage disposal, landscaping, parking, yard setbacks and any other elements under site plan review.

2. Commercial and Public Uses.
   a. The minimum lot size in Brothers, Hampton, Millican, Whistlestop and Wildhunt for a commercial use served by an on-site septic system and individual well shall be the size necessary to accommodate the use.
   b. Each lot shall have a minimum width of 150 feet.
   c. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.

Alfalfa RSC - Commercial/Mixed Use District.

In Alfalfa, the following uses and their accessory uses are permitted:

A. Uses Permitted Outright.

2. Manufactured home, subject to DCC 18.116.070
3. Type 1 Home Occupation, subject to DCC 18.116.280.
4. Residential home and residential facility.
5. Two-family dwelling or duplex.
6. Agricultural uses, as defined in Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.
7. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
8. Class III road and street project.
9. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions and DCC 18.124, Site Plan Review, of this title:
1. Retail store, business office and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
2. Residential use in conjunction with a permitted commercial use.
3. Park or playground.
5. Public or semipublic building or use.
6. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
7. Religious institutions.

C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
1. Church.
2. School.
3. Cemetery.
4. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
5. Medical clinic or veterinary clinic.
6. Community Center.
7. Recreational vehicle or trailer park.
8. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).

D. Yard and Setback Requirements.
1. The front yard setback shall be a minimum of 20 feet from a property line fronting on a local street right of way and 50 feet from an arterial right of way.
2. The minimum side yard setback shall be 10 feet.
3. The minimum rear yard setback shall be 20 feet.
4. The minimum side and rear yard setbacks for property that is adjacent to land zoned exclusive farm use shall be 50 feet.

E. Lot Requirements. The minimum lot size shall be the size necessary to accommodate the use, but not less than one acre.

18.65.022. Alfalfa RSC - Residential District

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to the applicable provisions of this chapter:
   1. Agricultural uses, as defined in Title 18, subject to the restrictions in DCC 18.65.021(D), and excluding livestock feed lot or sales yard, and hog or mink farms.
   2. Single-family dwelling, or a manufactured home subject to DCC 18.116.070.
   3. Two-family dwelling or duplex.
   4. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
   5. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
   6. Class III road or street project.
   7. Type I Home Occupation, subject to DCC 18.116.280.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:
   1. Park or playground.
   2. Community building.
   4. Religious institutions.

C. Conditional Uses Permitted. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:
   1. Schools.
   2. Medical clinic or veterinary clinic.
   3. Daycare facility.
   4. Church.
   5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
   6. Bed and breakfast inn.
   7. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).

D. Yard and Setback Requirements.
   1. The front yard setback shall be a minimum of 20 feet from a property line fronting on a local street right of way and 50 feet from an arterial right of way.
   2. The minimum side yard setback shall be 10 feet.
   3. The minimum rear yard setback shall be 20 feet.

E. Lot Requirements.
   1. The minimum lot size is 5 acres.
   2. The minimum average width of lots shall be 200 feet.
   3. Each lot must be served by an on-site well.
   4. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.
   5. Lot coverage for a dwelling and accessory buildings used primarily for residential purposes shall not exceed twenty-five (25) percent of the total lot area. Lot coverage for buildings used primarily for commercial purposes shall be determined by spatial requirements for sewage disposal, landscaping, parking, yard setbacks and any other elements under site plan review.
F. Limitations on uses – RSC-Residential District. The following limitation shall apply to uses permitted in the RSC – Residential District:

1. Cows, horses, goats or sheep cannot be kept on lots having an area of less than 20,000 square feet. The total number of all such animals (other than their young under the age of six months) shall be limited to the square footage of the lot divided by 20,000 square feet, which is the minimum area per animal.

2. The number of chickens, fowl or rabbits over the age of six months shall not exceed one for each 500 square feet of land.

3. All livestock shall be located a minimum of 100 feet away from a residential building on an adjacent lot.

Chapter 18.66.   TERREBONNE RURAL COMMUNITY ZONING DISTRICTS

18.66.020.   Residential (TeR) District.
18.66.040.   Commercial (TeC) District.
18.66.050.   Commercial-Rural (TeCR) District.

18.66.020.   Residential (TeR) District.
B. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:
1. Manufactured home park.
3. Retirement center or nursing home.
4. Cluster development.
5. Church Religious institutions.
6. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
8. Public or private school.
10. Public or semi-public building.
11. Utility facility.
12. Water supply or treatment facility.
13. Veterinary clinic.
14. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
15. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.


18.66.030.   Residential-5 Acre Minimum (TeR5) District.
B. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.116, 18.124 and 18.128:
1. Manufactured home park.
3. Retirement center or nursing home.
4. Church Religious institutions.
5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
6. Public or private school.
8. Park.
10. Utility facility.
11. Water supply or treatment facility.
12. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
13. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.


18.66.040. Commercial (TeC) District.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:

1. Motel, with a maximum of 35 units, only if served by a community sewer system as defined in OAR 660-22-010(2).
2. Recreational vehicle park.
3. Religious institutions.
4. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
5. Public or private school.
7. Park.
8. Public or semi-public building.
9. Medical center in a building or buildings not exceeding 4,000 square feet of floor space.
10. Utility facility.
11. Water supply or treatment facility.
12. Vehicle and trailer sales, service, repair or rental in a building or buildings not exceeding 4,000 square feet of floor space.
13. Uses listed below carried on in a building or buildings not exceeding 4,000 square feet of floor space with no exterior displays or storage of industrial equipment, industrial vehicles or industrial products:
   a. Manufacturing and production.
   b. Wholesale sales.
   c. Mini-storage.
14. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
15. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.


18.66.050. Commercial-Rural (TeCR) District.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:

1. Religious institutions.
2. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
3. Park.
4. Public or semi-public building.
5. Utility facility.
6. Water supply or treatment facility.
7. Vehicle and trailer sales, service, repair and rental in a building or buildings not exceeding 4,000 square feet of floor area.
8. Uses listed below carried on in a building or buildings not exceeding 10,000 square feet of floor space to be occupied by any combination of the following uses:
   a. Manufacturing or production.
   b. Wholesale sales.
   c. Mini-storage.
   d. Truck terminal.
   e. Farm or contractor equipment storage, sales, service or repair.
   f. Uses that require proximity to rural resources, as defined in OAR 660-04-022- (3)(a).
9. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
10. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

Chapter 18.67.  TUMALO RURAL COMMUNITY ZONING DISTRICTS

18.67.020. Residential (TuR) District.
18.67.030. Residential-5 Acre Minimum (TuR5) District.
18.67.040. Commercial (TuC) District.

18.67.020. Residential (TuR) District.
B. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.67, 18.116, 18.124, and 18.128:
1. Multi-family dwelling complex.
2. Retirement center or nursing home.
3. Religious institutions.
5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
7. Public or private school.
8. Park.
10. Utility facility.
11. Water supply or treatment facility.
12. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
13. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.


18.67.030. Residential-5 Acre Minimum (TuR5) District.
B. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.67, 18.116, 18.124, and 18.128:
1. Religious institutions.
2. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
3. Public or private school.
5. Public or private school.
6. Park.
7. Public or semi-public building.
8. Utility facility.
9. Water supply or treatment facility.
10. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
10. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.


18.67.040. Commercial (TuC) District.
C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable
provisions of DCC 18.116, 18.124, and 18.128:

1. **Church**
2. Bed and breakfast inn.
4. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
5. Park.
6. Public or semi-public building.
7. Utility facility.
8. Water supply or treatment facility.
9. Manufactured home/RV park on a parcel in use as a manufactured home park or recreational vehicle park prior to the adoption of PL-15 in 1979 and being operated as of June 12, 1996 as a manufactured home park or recreational vehicle park, including any expansion of such uses on the same parcel as configured on June 12, 1996.
10. The following uses and their accessory uses may be conducted in a building or buildings not to exceed 4,000 square feet of floor space.
   a. Farm equipment, sales, service or repair.
   b. Trailer sales, service or repair.
   c. Vehicle service or repair.
   d. Veterinary clinic.
11. The following uses may be conducted in a building or buildings not to exceed 10,000 square feet of floor space:
   a. Manufacturing or production.
   b. Wholesale sales.
   c. Marijuana processing, subject to the provisions of DCC 18.116.330.
   d. Marijuana retailing, subject to the provisions of DCC 18.116.330.
12. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
13. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

Chapter 18.74.  RURAL COMMERCIAL ZONE


18.74.027.  Uses Permitted – Pine Forest and Rosland.


C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116, 18.124 and 18.128:

1. A building or buildings not exceeding 3,500 square feet of floor space to be used by any combination of the following uses.
   a. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
   b. Utility facility.
   c. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
   d. Child care center.
   e. Religious institutions.
   f. School.

2. Recreational vehicle park.

3. Mini-storage facilities limited to 35,000 square feet in size.


Section 18.74.027.  Uses Permitted – Pine Forest and Rosland.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116, 18.124 and 18.128:

1. A building or buildings each not exceeding 3,500 square feet of floor space to be used by any of the following uses:
   a. Home occupation as defined in DCC 18.04.
   b. Utility facility.
   c. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
   d. Child care center.
   e. Religious institutions.
   f. School.
   g. Marijuana retailing, subject to the provisions of DCC 18.116.330.

2. Recreational vehicle park.

3. Mini-storage facilities limited to 35,000 square feet in size.

Chapter 18.80  AIRPORT SAFETY COMBINING ZONE - AS

18.80.022. Definitions.

18.80.044. Land Use Compatibility.

18.80.022. Definitions.

BB. Public Assembly Facility. A permanent or temporary structure or facility, place or activity where concentrations of people gather in reasonably close quarters for purposes such as deliberation, education, worship, shopping, employment, entertainment, recreation, sporting events, or similar activities. Public assembly facilities include, but are not limited to, schools, religious institutions, conference or convention facilities, employment and shopping centers, arenas, athletic fields, stadiums, clubhouses, museums, and similar facilities and places, but do not include parks, golf courses or similar facilities unless used in a manner where people are concentrated in reasonably close quarters. Public assembly facilities also do not include air shows, structures or uses approved by the FAA in an adopted airport master plan, or places where people congregate for short periods of time such as parking lots or bus stops.

(Ord. 2019-0xx §x, 2019; Ord. 2018-006 §10, 2018; Ord. 2001-001 §2, 2001; Ord. 91-020 §1, 1991)

18.80.044. Land Use Compatibility.

Applications for land use or building permits for properties within the boundaries of this overlay zone shall comply with the requirements of DCC 18.80 as provided herein. When compatibility issues arise, the Planning Director or Hearings Body is required to take actions that eliminate or minimize the incompatibility by choosing the most compatible location or design for the boundary or use. Where compatibility issues persist, despite actions or conditions intended to eliminate or minimize the incompatibility, the Planning Director or Hearings Body may disallow the use or expansion, except where the action results in loss of current operational levels and/or the ability of the airport to grow to meet future community needs. Reasonable conditions to protect the public safety may be imposed by the Planning Director or Hearings Body. [ORS 836.619; ORS 836.623(1); OAR 660-013-0080]

A. Noise. Within airport noise impact boundaries, land uses shall be established consistent with the levels identified in OAR 660, Division 13, Exhibit 5 (Table 2 of DCC 18.80). Applicants for any subdivision or partition approval or other land use approval or building permit affecting land within airport noise impact boundaries, shall sign and record in the Deschutes County Book of Records, a Declaration of Anticipated Noise declaring that the applicant and his successors will not now, or in the future complain about the allowed airport activities at the adjacent airport. In areas where the noise level is anticipated to be at or above 55 DNL, prior to issuance of a building permit for construction of a noise sensitive land use (real property normally used for sleeping or as a school, church, hospital, public library or similar use), the permit applicant shall be required to demonstrate that a noise abatement strategy will be incorporated into the building design that will achieve an indoor noise level equal to or less than 55 DNL. [NOTE: FAA Order 5100.38A, Chapter 7 provides that interior noise levels should not exceed 45 decibels in all habitable zones.]

(Ord. 2019-0xx §x, 2019; Ord. 2018-006 §10, 2018; Ord. 2001-001 §2, 2001; Ord. 91-020 §1, 1991)

TABLE 2--Noise Compatibility*
### Yearly Day-Night Average Sound Levels (DNL) in decibels

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Below 65</th>
<th>65-70</th>
<th>70-75</th>
<th>75-80</th>
<th>80-85</th>
<th>Over 85</th>
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</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential, other than mobile homes and transient lodgings</td>
<td>Y</td>
<td>N(1)</td>
<td>N(1)</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Mobile home parks</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Transient lodgings</td>
<td>Y</td>
<td>N(1)</td>
<td>N(1)</td>
<td>N(1)</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>Public Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools</td>
<td>Y</td>
<td>N(1)</td>
<td>N(1)</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Hospitals and nursing homes</td>
<td>Y</td>
<td>25</td>
<td>30</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Churches, Religious institutions, auditoriums, and concert halls</td>
<td>Y</td>
<td>25</td>
<td>30</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Governmental services</td>
<td>Y</td>
<td>Y</td>
<td>25</td>
<td>30</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Transportation</td>
<td>Y</td>
<td>Y</td>
<td>Y(2)</td>
<td>Y(3)</td>
<td>Y(4)</td>
<td>Y(4)</td>
</tr>
<tr>
<td>Parking</td>
<td>Y</td>
<td>Y</td>
<td>Y(2)</td>
<td>Y(3)</td>
<td>Y(4)</td>
<td>N</td>
</tr>
<tr>
<td><strong>Commercial Use</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Offices, business and professional</td>
<td>Y</td>
<td>Y</td>
<td>25</td>
<td>30</td>
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<td>N</td>
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<tr>
<td>Wholesale and retail—building materials, Hardware and farm equipment</td>
<td>Y</td>
<td>Y</td>
<td>Y(2)</td>
<td>Y(3)</td>
<td>Y(4)</td>
<td>N</td>
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<tr>
<td>Retail trade—general</td>
<td>Y</td>
<td>Y</td>
<td>25</td>
<td>30</td>
<td>N</td>
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<td>Utilities</td>
<td>Y</td>
<td>Y</td>
<td>Y(2)</td>
<td>Y(3)</td>
<td>Y(4)</td>
<td>N</td>
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<tr>
<td>Communication</td>
<td>Y</td>
<td>Y</td>
<td>25</td>
<td>30</td>
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<td>N</td>
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<tr>
<td><strong>Manufacturing and Production</strong></td>
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<td></td>
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<td>Manufacturing general</td>
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<td>Y</td>
<td>Y(2)</td>
<td>Y(3)</td>
<td>Y(4)</td>
<td>N</td>
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<tr>
<td>Photographic and optical</td>
<td>Y</td>
<td>Y</td>
<td>25</td>
<td>30</td>
<td>N</td>
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<tr>
<td>Agriculture (except livestock) and forestry</td>
<td>Y</td>
<td>Y(6)</td>
<td>Y(7)</td>
<td>Y(8)</td>
<td>Y(8)</td>
<td>Y(8)</td>
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<tr>
<td>Livestock farming and breeding</td>
<td>Y</td>
<td>Y(6)</td>
<td>Y(7)</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Mining and fishing, resource production and extraction</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td><strong>Recreational</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor sports arenas and spectator sports</td>
<td>Y</td>
<td>Y(5)</td>
<td>Y(5)</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Outdoor music shells, amphitheaters</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Nature exhibits and zoos</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Amusements, parks, resorts and camps</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Golf courses, riding stables and water recreation</td>
<td>Y</td>
<td>Y</td>
<td>25</td>
<td>30</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
Chapter 18.88. WILDLIFE AREA COMBINING ZONE - WA

18.88.040. Uses Permitted Conditionally.

18.88.040. Uses Permitted Conditionally.

A. Except as provided in DCC 18.88.040(B), in a zone with which the WA Zone is combined, the conditional uses permitted shall be those permitted conditionally by the underlying zone subject to the provisions of the Comprehensive Plan, DCC 18.128 and other applicable sections of this title.

B. The following uses are not permitted in that portion of the WA Zone designated as deer winter ranges, significant elk habitat or antelope range:
   1. Golf course, not included in a destination resort;
   2. Commercial dog kennel;
   3. Church;
   4. Public or private school;
   5. Bed and breakfast inn;
   6. Dude ranch;
   7. Playground, recreation facility or community center owned and operated by a government agency or a nonprofit community organization;
   8. Timeshare unit;
   9. Veterinary clinic;
   10. Fishing lodge.

C. Subject to DCC 18.88.040(E), the following uses are permitted in that portion of the WA zone designated as the Bend/La Pine Deer Migration Corridor as conditional uses:
   1. Church Religious institutions;
   2. Public or private school;
   3. Bed and breakfast inn;
   4. Playground, recreation facility or community center owned and operated by a government agency or a nonprofit community organization;

(Ord. 2019-00x §x, 2019; Ord. 2018-003 §1, 2018; Ord. 2001-19 §1, 2001; Ord. 98-013 §1, 1998; Ord. 95-075 §1, 1995; Ord. 95-001 §3, 1995; Ord. 92-042 §1, 1992)
Chapter 18.108  URBAN UNINCORPORATED COMMUNITY ZONE - SUNRIVER

18.108.040. Multiple Family Residential – RM District.
18.108.050. Commercial – C District.
18.108.055. Town Center – TC District.
18.108.060. Resort - R District.

18.108.120. Community General – CG District.
18.108.150 Community Neighborhood – CN District.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:
   2. Recreational path.
B. Conditional Uses Permitted. The following uses may be permitted subject to DCC 18.128 and a conditional use permit:
   1. Park, playground and picnic and barbecue area.
   2. Fire station.
   3. Library.
   5. Health and fitness facility.
   6. Utility substations or pumping stations with no equipment storage or sewage treatment facilities.
   7. Temporary subdivision sales office.
   8. Community building.
   9. Church/Religious institutions.


18.108.040. Multiple Family Residential - RM District.
A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:
   1. Two-family dwelling or duplex.
   2. Multiple-family dwellings, apartment houses and dwelling groups including townhouses and condominiums.
   3. Uses permitted outright in the RS District.
   4. Planned unit developments and redevelopment.
   5. Recreational path.
   6. Residential home.
   7. Residential facility.
   8. Type 1 Home Occupation, subject to DCC 18.116.280.
B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.128 and a conditional use permit.
   1. Park, playground and picnic and barbecue area.
   2. Fire station.
   3. Library.
   5. Utility substations or pumping stations with no equipment storage or sewage treatment facilities.
   6. Off-street parking lots when contiguous to a less restrictive zoning district.
7. Community center.
8. Church/Religious institutions.
9. Temporary sales office for on-site dwelling units.
10. Interval ownership and/or time-share unit or the creation thereof.
11. Health and fitness facility.

18.108.050. Commercial - C District.

A. Uses Permitted Outright. Any combination of the following uses and their accessory uses are permitted outright in the C district.
1. Recreational path.
2. Ambulance service.
3. Library.
4. Church/Religious institutions.
5. Bus stop.
6. Community center.
7. A building or buildings each not exceeding 8,000 square feet of floor space housing any combination of:
   a. Retail/rental store, office and service establishment.
   b. Art galleries
   c. Dry cleaner and/or self-service laundry establishment.
   d. Radio and television sales and service.
   e. Radio and television broadcasting studios and facilities, except towers.
   f. Restaurant, bar and cocktail lounge, including entertainment.
   g. Automobile service station.
   h. Technical and business school.
   i. Catering establishment.
   j. Crafts in conjunction with retail sales (occurring on premises, such as stained glass/pottery, etc.).
   k. Medical and dental clinic, office and laboratory.
   l. Theater not exceeding 4,000 square feet of floor area.
   m. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
8. Multiple-family residential dwelling units, subject to the provisions of DCC 18.108.050(C)(1).
9. Residential dwelling units constructed in the same building as a commercial use, subject to the provisions of DCC 18.108.050(C)(2).
11. Administrative and office facility associated with a community association or community use.

18.108.055. Town Center – TC District

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the TC District.
1. Park or plaza.
2. Library.
3. Community center.
4. Visitors center.

5. A building, or buildings each not exceeding 8,000 square feet of floor space, unless approved as a Large Scale Use pursuant to DCC 18.108.055(C), including any of the following uses:
   a. Retail/rental store, office, civic and service establishment.
   b. Grocery store.
   c. Art gallery.
   d. Restaurant, bakery, delicatessen, pub, cocktail lounge, including entertainment.
   e. Health care service including medical and dental clinic, office, pharmacy, and laboratory but excluding nursing homes.
   f. Health & fitness facility.
   g. Barber, beauty shop or spa.
   h. Child care center, preschool and daycare facility.
   i. Bank.
   j. Post office.
   k. Veterinary clinic (without animal boarding facilities).
   l. Crafts in conjunction with retail sales (occurring on premises such as sculpture, stained glass, pottery, etc.).
   m. Meeting room, convention and banquet facility.
   n. Property sales, mortgage, management or rental office.
   o. Movie theater.
6. Multi-family Residential, subject to paragraphs (E)(1) and (2).
7. Developed recreational facilities, outdoors or in a building or buildings each not exceeding 8,000 square feet of floor space, unless approved as a Large Scale Use pursuant to DCC 18.108.055(C), including, but not limited to the following facilities:
   a. Indoor and outdoor swimming pools.
   b. Ice skating rink.
   c. Indoor and outdoor tennis courts.
   d. Indoor and outdoor basketball court or other ball field.
   e. Physical fitness facilities.
   f. Park, playground and picnic and barbeque area.
   g. Walkways, bike paths, jogging paths.
   h. Bowling alley.
   i. Arcade.
8. Hotel with up to 100 hotel units in a single building.
9. Mixed Use Structure, subject to the rules of DCC 18.108.055(E)(3) and a limit of 8,000 square feet of floor space for commercial uses listed in DCC 18.108.055(A)(5) or recreational uses listed in DCC 18.108.055(A)(7), unless said uses are approved as large scale uses pursuant to DCC 18.108.055(C).
11. Senior housing/assisted living or active adult development, excluding nursing homes.
12. Townhomes, subject to paragraphs (E)(1) and (2).
13. Accessory uses to uses permitted outright, including, but not limited to, parking facilities, private roads, storage facilities, trash receptacles and recycling areas.
14. Similar uses to those allowed outright, provided they are approved by the County in the decision approving the Conceptual Site Plan described in DCC 18.108.055(K).
15. Religious institutions. 

18.108.060. Resort - R District.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the R District:
1. Resort facility developed in a building or buildings of any size which house any combination of:
   a. Meeting room, convention and banquet facility.
   b. Resort recreation facilities.
   c. Property sales and rental office.
   d. Hotel, motel and lodging facility with up to 100 units in a single building.
   e. Maintenance facility associated with resort and recreation operations.
   f. Storage building necessary for and associated with resort, recreation and/or property development.
   g. Administrative offices, support and service facilities commonly associated with resort and recreation development and operations.
2. Restaurant, bar and cocktail lounge including entertainment and catering facilities which are included within the same building as any of the uses listed in DCC 18.108.060(A)(1).
3. Retail sales, rental and repair services commonly associated with and included within the same building as any of the uses listed in DCC 18.108.060(A)(1).
4. Interval ownership and/or time-share unit or the creation thereof.
5. Multiple family residential dwelling units subject to and consistent with the standards of the RM District.
6. Recreational path.
7. Residential home.
8. Residential facility.
9. A building or buildings each not exceeding 8,000 square feet of floor space which conform with the height regulations and lot requirements of the R District and house any combination of:
   a. New restaurant, bar and cocktail lounge, including entertainment and catering facilities which are not included within the same building as those uses listed in DCC 18.108.060(A)(1).
   b. New retail sales, rental and repair services commonly associated with uses permitted outright or conditionally in the R District which are not included within the same building as those uses listed in DCC 18.108.060(A)(1).
B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.128 and a conditional use permit:
   1. Public buildings and public utility buildings and structures as they may be appropriate to the R District.
   2. Religious institutions, club or fraternal organization.
   (Ord. 2019-0xx §x, 2019; Ord. 97-078 §2, 1997)

18.108.070. Resort Marina - RA District.
A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the RA District:
   1. Marina.
   2. Park, playground and picnic and barbecue area.
   3. Recreational path.
   5. Religious institutions.
   (Ord. 2019-0xx §x, 2019; Ord. 97-078 §2, 1997)

18.108.080. Resort Golf Course - RG District.
A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the RG District:
   1. Golf course.
   2. Golf course accessory uses.
3. Recreational path.
4. Religious institutions.

(Ord. 2019-0xx §x, 2019; Ord. 97-078 §2, 1997)

18.108.100. Resort Nature Center - RN District.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the RN District:
   2. Recreational path.
   3. Observatory.
   4. Religious institutions.

   5. A building or buildings each not exceeding 8,000 square feet of floor space which conform with the height regulations and lot requirements of the RN District and house any combination of:
      a. Restaurant and food service commonly associated with and customarily appurtenant to the uses permitted outright in the RN District.
      b. Retail sales, rental and repair services commonly associated with uses permitted outright in the RN District.

(Ord. 2019-0xx §x, 2019; Ord. 97-078 §2, 1997)


A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:
   1. Residential uses existing as of March 31, 1997.
   2. Administrative, educational and other related facilities in conjunction with a use permitted outright.
   3. Library.
   4. Recreational path.
   5. Post office.
   6. Religious institutions in building or buildings not exceeding 5,000 square feet of floor area.
   7. A building or buildings each not exceeding 8,000 square feet of floor space housing any combination of:
      Retail/rental store, office and service establishment, including but not limited to the following:
      a. Automobile, motorcycle, boat, recreational vehicle, trailer or truck sales, rental, repair or maintenance business, including tire stores and parts stores.
      b. Agricultural equipment and supplies.
      c. Car wash.
      d. Contractor’s office, including but not limited to, building, electrical, plumbing, heating and air conditioning, painter, etc..
      e. Construction equipment sales, rental and/or service.
      f. Exterminator services.
      g. Golf cart sales and service.
      h. Lumber yard, home improvement or building materials store.
      i. Housekeeping and janitorial service.
      j. Dry cleaner and/or self-service laundry facility.
      k. Marine/boat sales and service.
      l. Restaurant, bar and cocktail lounge including entertainment.
      q. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
   8. A building or buildings each not exceeding 20,000 square feet of floor space housing any combination of:
a. Scientific research or experimental development of materials, methods or products, including engineering and laboratory research.

b. Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials, including but not limited to cloth, paper, leather, precious or semi-precious metals or stones, etc.

c. Manufacture of food products, pharmaceuticals and the like, but not including the production of fish or meat products, or the rendering of fats and oils.

d. Warehouse and distribution uses in a building or buildings each less than 10,000 square feet of floor area.


18.108.120. Community General - CG District.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:

1. School.
2. Utility substation, utility equipment storage and repair yard, and pump station.
3. Golf course.
4. Tennis court.
5. Swimming pool.
6. Park, playground and picnic and barbecue area.
8. Putting green.
9. Recreational path.
10. Equestrian facility.
14. Observatory.
15. Administrative and office facility associated with a community association or community use.
17. Fire station.
18. Public works facility.
20. Religious institutions.
21. Warehouse and storage facilities accessory to and in conjunction with any use permitted outright in this district.
22. Residential home.
23. Residential facility.
24. A building or buildings each not exceeding 8,000 square feet of floor space which conform with the
   height regulations and lot requirements of the CG District and house any combination of:
   a. Limited food and beverage service customarily accessory to and in conjunction with any use
      permitted outright or conditionally in this district.
   b. Retail sales, rental and repair services commonly associated with uses permitted outright or
      conditionally in the CG District.

(Ord. 2019-0xx §x, 2019; Ord. 2014-020 §1, 2014; Ord. 97-078 §2, 1997)

18.108.150. Community Neighborhood- CN District.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:
1. School.
2. Utility substation, pump station and, utility equipment storage and repair yard.
3. Sewage treatment facility.
4. Tennis court.
5. Swimming pool.
6. Park, playground and picnic and barbecue area.
7. Recreational path.
8. Equestrian facility.
10. Amphitheater.
11. Observatory.
12. Religious institutions.
13. Residential home.
15. Daycare facility.
16. Administrative and office facility associated with a community association or community use.
17. Community center.
18. Police facility.

(Ord. 2019-0xx §x, 2019; Ord. 98-016 §3, 1998; Ord. 97-078 §2, 1997)
Chapter 18.110. RESORT COMMUNITY ZONE

18.110.020. Seventh Mountain/Widgi Creek and Black Butte Ranch Resort Districts.

A. Uses permitted outright. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.110.050:
   2. Residential home.
   3. Residential facility.
   4. Timeshare units existing as of January 1, 1984 at Black Butte Ranch.
   5. Timeshare units at the Inn of the Seventh Mountain.
   6. The following resort recreational facilities: Recreational path, picnic and barbecue area, park, playground, and sport courts for basketball, volleyball, and similar small-scale recreation activities.
   7. Livestock and horse grazing on common area in Black Butte Ranch.
   8. Police or security facility.

B. Uses permitted subject to site plan review. The following uses and their accessory uses are permitted subject to applicable provisions of DCC 18.110 and DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review:
   1. Resort facility, as that term is defined in DCC Title 18.
   2. Resort recreation facilities, as that term is defined in DCC Title 18, except those uses listed in DCC 18.110.020(A)(6).
   3. Resort utility facilities, as that term is defined in DCC Title 18.
   4. Property sales and rental office.
   5. Hotel or motel.
   6. Daycare facility.
   7. Fire station.
   8. Post office.
   9. Multiple-family dwellings.
   10. Employee housing.

C. Conditional uses permitted. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.110 and DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use:
   1. Church
   2. Wireless telecommunications facility.

(Ord. 2019-0xx §1, 2019; Ord. 2014-025 §1, 2014; Ord. 2014-009 §1, 2014; Ord. 2001-048 §2, 2001)
Chapter 18.116.  SUPPLEMENTARY PROVISIONS


D. Number of Spaces Required. Off-street parking shall be provided as follows:

1. Residential.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>One, two and three family dwellings</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Multi-family dwelling containing four or more dwelling units: Studio or efficiency unit</td>
<td>0.75 space per unit</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>1.00 space per unit</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>1.50 space per unit</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>2.25 space per unit</td>
</tr>
<tr>
<td>4 bedroom</td>
<td>2.50 space per unit</td>
</tr>
<tr>
<td>Apartment/hotel, rooming or boarding house</td>
<td>0.50 space guest parking per dwelling unit</td>
</tr>
<tr>
<td>Quad or quint dwelling</td>
<td>4.50 spaces per quad and 5.50 spaces per quint</td>
</tr>
</tbody>
</table>

2. Commercial Residential.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>1 space per guest room plus 1 space per 2 employees.</td>
</tr>
<tr>
<td>Motel</td>
<td>1 space per guest room or suite plus 1 additional space for the owner-manager</td>
</tr>
<tr>
<td>Club or lodge</td>
<td>Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.</td>
</tr>
<tr>
<td>Fraternity, sorority or dormitory</td>
<td>1 space for each 6 student beds</td>
</tr>
</tbody>
</table>

3. Institutions.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welfare or correctional institution</td>
<td>1 space per 3 beds for patients or inmates</td>
</tr>
<tr>
<td>Use</td>
<td>Requirements</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Convalescent Hospital, nursing hospital, sanitarium, rest home, home for the aged</td>
<td>1 space per 2 beds for patients or residents</td>
</tr>
<tr>
<td>Hospital</td>
<td>1.50 spaces per bed</td>
</tr>
</tbody>
</table>

4. Places Of Public Assembly.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church Religious institutions</td>
<td>1 space per 4 seats or 8 feet of bench length in the main auditorium or 1 space for each 50 sq. ft. of floor area used for assembly</td>
</tr>
<tr>
<td>Library, reading room, museum, art gallery</td>
<td>1 space per 400 sq. ft. of floor area plus 1 space per 2 employees</td>
</tr>
<tr>
<td>Preschool, nursery or kindergarten</td>
<td>2 spaces per teacher</td>
</tr>
<tr>
<td>Elementary or junior high schools</td>
<td>1 space per 4 seats or 8 feet of bench length in auditorium or assembly room, whichever is greater, plus 1 space per employee.</td>
</tr>
<tr>
<td>High schools</td>
<td>1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater, plus 1 space per employee.</td>
</tr>
<tr>
<td>College or commercial school for adults</td>
<td>1 space per 3 seats in classrooms</td>
</tr>
<tr>
<td>Other auditorium or meeting room</td>
<td>1 space per 4 seats or 8 feet of bench length. If no fixed seats or benches, 1 space per 60 sq. ft. of floor space.</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stadium, arena or theater</td>
<td>1 space per 4 seats or 8 feet of bench length</td>
</tr>
<tr>
<td>Bowling alley</td>
<td>6 spaces per lane, plus 1 space per 2 employees</td>
</tr>
<tr>
<td>Dance hall or skating rink</td>
<td>1 space per 100 sq. ft. of floor area, plus 1 space per 2 employees.</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>Requirements</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>Grocery stores of 1,500 sq. ft. or less of gross floor area, and retail stores, except those selling bulky merchandise</td>
<td>1 space per 300 sq. ft. of gross floor areas</td>
</tr>
<tr>
<td>Supermarkets, grocery stores</td>
<td>1 space per 200 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Service or repair shops, retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building</td>
<td>1 space per 600 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Bank or office, except medical or dental</td>
<td>1 space per 300 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Medical and dental office or clinic</td>
<td>1 space per 150 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Eating or drinking establishments</td>
<td>1 space per 100 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Mortuaries</td>
<td>1 space per 4 seats or 8 ft. of bench length in chapels</td>
</tr>
</tbody>
</table>

7. Industrial.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing establishment</td>
<td>1 space per employee on the largest working shift</td>
</tr>
<tr>
<td>Storage warehouse, wholesale establishment, rail or trucking freight terminal</td>
<td>1 space per 2,000 sq. ft. of floor area</td>
</tr>
</tbody>
</table>

8. Airport Uses.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hangars or tie-downs</td>
<td>1 space per 4 private aircraft occupying a hangar or tie-down space</td>
</tr>
<tr>
<td>Office</td>
<td>1 space per 300 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Aircraft maintenance</td>
<td>1 space per 1,000 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1 space per 500 sq. ft.</td>
</tr>
</tbody>
</table>
9. Other uses not specifically listed above shall be provided with adequate parking as required by the Planning Director or Hearings Body. The above list shall be used as a guide for determining requirements for said other uses.

Chapter 18.124. SITE PLAN REVIEW

18.124.030. Approval Required.

18.124.030. Approval Required.

A. No building, grading, parking, land use, sign or other required permit shall be issued for a use subject to DCC 18.124.030, nor shall such a use be commenced, enlarged, altered or changed until a final site plan is approved according to DCC Title 22, the Uniform Development Procedures Ordinance.

B. The provisions of DCC 18.124.030 shall apply to the following:
   1. All conditional use permits where a site plan is a condition of approval;
   2. Multiple-family dwellings with more than three units;
   3. All commercial uses that require parking facilities;
   4. All industrial uses;
   5. All other uses that serve the general public or that otherwise require parking facilities, including, but not limited to, landfills, schools, utility facilities, churches, religious institutions, community buildings, cemeteries, mausoleums, crematories, airports, parks and recreation facilities and livestock sales yards; and
   6. As specified for Flood Plain Zones (FP) and Surface Mining Impact Area Combining Zones (SMIA).
   7. Non-commercial wind energy system generating greater than 15 to 100 kW of electricity.

C. The provisions of DCC 18.124.030 shall not apply to uses involving the stabling and training of equine in the EFU zone, noncommercial stables and horse events not requiring a conditional use permit.

D. Noncompliance with a final approved site plan shall be a zoning ordinance violation.

E. As a condition of approval of any action not included in DCC 18.124.030(B), the Planning Director or Hearings Body may require site plan approval prior to the issuance of any permits.

(Ord. 2019-0xx §1, 2019; Ord. 2011-009 §1, 2011; Ord. 2003-034 §2, 2003; Ord. 94-008 §14, 1994; Ord. 91-038 §1, 1991; Ord. 91-020 §1, 1991; Ord. 86-032 §1, 1986)
Chapter 18.128. CONDITIONAL USE

18.128.080. Church, Hospital, Nursing Home, Convalescent Home, Retirement Home.

18.128.090. Religious Institution, Medical Clinic, Veterinary Clinic, Club, Lodge, Fraternal Organization, Community Center, Grange Hall, Golf Course, Horse Stable and Horse Events Requiring Conditional Uses, Grounds and Buildings For Games or Sports, Country Club, Swimming, Boating, Tennis Clubs and Similar Activities, Government Structures and Land Uses, Parks, Playgrounds.

In considering the above, the Planning Director or Hearings Body may authorize the conditional use after it has been determined that the following will be provided:

A. Access from principal streets subject to Deschutes County Road Department standards.

B. Off-street parking subject to DCC 18.116.030.

C. Building and site design provisions, including landscaping, that will effectively screen neighboring uses from noise, glare, odor and other adverse impacts.

D. Playgrounds, recreation facilities and community centers in the Wildlife Area Combining Zone are subject to the provisions of DCC 18.88.

(Ord. 2019-0xx §x, 2019; Ord. 98-013 §§3, 1998; Ord. 95-075 §1, 1995; Ord. 91-020 §1, 1991)
Chapter 19.04.  TITLE, COMPLIANCE, APPLICABILITY, AND DEFINITIONS


As used in DCC Title 19, words in the present tense include the future; the singular number includes the plural and the plural number includes the singular; unless the context clearly indicates the contrary, the word "shall" is mandatory and not discretionary; the word "may" is permissive; the masculine gender includes the feminine and neuter; and the term "this title" shall be deemed to include the text of this title and accompanying zoning maps and all amendments hereafter made thereto. As used in this title, unless the context requires otherwise, the following words and phrases shall be defined as set forth in DCC 19.04.040.

"Church" means a permanently located building commonly used for religious worship, fully enclosed with walls (including windows and doors), having a roof (canvas or fabric excluded) and conforming to applicable legal requirements affecting design and construction.

"Religious Institutions" mean institutions that have nonprofit status as religious institutions established with the Internal Revenue Service that primarily provide meeting areas for religious assemblies. Examples include churches, temples, synagogues, and mosques.

(Ord. 2019-00x §1, 2019; Ord. 2017-009 §7, 2017; Ord. 2016-016 §1, 2016; Ord. 2014-016 §1, 2014; Ord. 2013-013 §1; Ord. 99-001 §§2-4, 1999; Ord. 97-038 §1, 1997; Ord. 97-017 §1, 1996; Ord. 96-071 §1D, 1996; Ord. 95-045 §15, 1995; Ord. 94 027 §§1 & 2, 1994; Ord. 92-043 §1, 1992; Ord. 91 029 §§1, 8, 9 and 10, 1991; Ord. 91-001 §1, 1991; Ord. 90-038 §1, 1990; Ord. 90-007 §1, 1990; Ord. 88-042 §3, 1988; Ord. 86-058 §1, 1986; Ord. 86-055 §1, 1986; Ord. 86-033 §1, 1983; Ord. 86-032 §1, 1986; Ord. 86-017 §1 Exhibit a, 1986; Ord. 830945 §1, 1983; Ord. 83-041 §2, 1983; Ord. 80-217 §1 Exhibit A, 1980)
Chapter 19.08.  ESTABLISHMENT OF ZONES AND ZONING MAPS

19.08.020. Application of Regulations to Zones Generally.

Except as hereinafter otherwise provided:

A. No building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used for any purpose or in any manner that is not included among the uses hereinafter listed as permitted in the zone in which such building, land or premises is located.

B. No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located.

C. No building or part thereof or structure shall be erected, nor shall any existing building be altered, enlarged, rebuilt or moved into any zone, nor shall any open space be encroached upon or reduced in any manner except in conformity with the yard, setback, building location, site area and coverage requirements hereinafter prescribed for the zone in which such building or open space is located.

D. No yard or other open space provided about any building or on any building lot shall be considered as providing a yard or other open space for any other building or any other building lot for the purpose of complying with the provisions of DCC Title 19.

E. Compliance with the Religious Land Use and Institutionalized Persons Act supersedes all other aspects of DCC Title 19.

(Ord. 2019-00x §x, 2019; Ord. 90-038 §1, 1990)
Chapter 19.12. URBAN AREA RESERVE ZONE UAR-10


The following conditional uses may be permitted subject to a conditional use permit and the provisions of DCC 19.76 and 19.100.
A. Dude or guest ranch.
B. Commercial riding stable subject to DCC 19.88.020.
C. Livestock sales yard.
D. Commercial livestock feeding yard.
E. Mining, quarrying or other extraction, processing or refining of ore of other natural resource material subject to DCC 19.88.100.
F. Cemeteries and mausoleums, crematories, columbariums and mortuaries within cemeteries provided that no mortuary or crematorium is within 100 feet of a boundary street, or where no street borders the cemetery within 200 feet of a lot in a residential zone and subject to DCC 19.88.030.
G. Churches/Religious institutions.
H. Community buildings, lodge and fraternal organizations, except those carried on as a business for profit.
I. Public, parochial and private schools, but not including business, dancing, trade, technical or similar schools.
J. Parks and recreation facilities, fire stations, libraries, museums, but not including storage or repair yards, warehouses or similar uses.
K. Recreation facility, public or private, but not including such intensive commercial recreation uses as a race track or amusement park.
L. Utility substations or pumping stations with no equipment storage and sewage treatment facilities subject to DCC 19.88.120.
M. Kennel or animal hospital subject to DCC 19.88.020.
N. Planned unit development subject to DCC 19.104.
O. Destination resort, where mapped in the Bend Area General Plan destination resort map, subject to DCC 19.106.
P. A plant nursery subject to DCC 19.88.180.
Q. Time share unit or the creation thereof, subject to DCC 19.88.230.
R. Hydroelectric facility subject to DCC 19.88.190.
S. Farm stands other than those permitted pursuant to DCC 19.12.020, subject to DCC 19.76 and DCC 19.100.090.

(Ord. 2019-00x §1, 2019; Ord. 2008-14 §3, 2008; Ord. 99-001, §3, 1999; Ord. 91-001, §3, 1991; Ord. 88-042 §5, 1988; Ord. 86-017 §3, 1986; Ord. 83-045 §2, 1983; Ord. 81-006 §1, 1981; Ord. 80-217 §1, 1980)
Chapter 19.20.  SUBURBAN LOW DENSITY RESIDENTIAL ZONE - SR 2 1/2


The following conditional uses may be permitted subject to a conditional use permit as provided in DCC 19.76 and 19.100:

A. **Churches** Religious institutions subject to DCC 19.88.040.

B. Cemeteries and mausoleums, crematories, columbariums and mortuaries within cemeteries provided that no mortuary or crematorium is within 100 feet of a boundary street, or where no street borders the cemetery, within 200 feet of a lot in a residential district and subject to DCC 19.88.030.

C. Community buildings, lodge and fraternal organizations, except those carried on as a business for profit, and subject to DCC 19.88.050.

D. Public, parochial and private schools, including nursery schools, kindergartens and day nurseries; but not including business, dancing, trade, technical or similar schools subject to DCC 19.88.160.

E. Parks and recreation facilities, fire stations, libraries, museums; but not including storage or repair yards, warehouses or similar uses.

F. Recreation facilities, public or private; but not including such intensive commercial recreation uses as a racetrack or amusement park.

G. Utility substations or pumping stations with no equipment storage and sewage treatment facilities subject to DCC 19.88.120.

H. Keeping of livestock subject to DCC 19.88.070.

I. Kennel or commercial riding stable subject to DCC 19.88.020.

J. Planned unit development subject to the provisions of DCC 19.104.

K. Plant nurseries subject to DCC 19.88.180.

L. Hydroelectric facility subject to DCC 19.88 and 19.100.

M. Time share unit subject to DCC 19.88.230.

Chapter 19.22. WESTSIDE TRANSECT ZONE – WTZ


The following uses and their accessory uses may be permitted subject to site plan review and a conditional use permit as provided in DCC 19.76, 19.88, and 19.100:

A. Public, parochial and private schools, including nursery schools, kindergartens and day nurseries; but not including business, dancing, trade, technical or similar schools subject to DCC 19.88.160.

B. Parks and recreation facilities, community buildings and fire stations; but not including storage or repair yards, warehouses or similar uses.

C. Utility facility, including wireless telecommunications facilities, subject to DCC 19.88.120.

D. Churches/Religious institutions.

(Ord. 2019-00x §1, 2019; Ord. 2019-001 §8, 2019)
Chapter 19.28.  URBAN STANDARD RESIDENTIAL ZONE - RS


The following uses may be permitted subject to a conditional use permit and the provisions of DCC 19.76 and 19.100:

A. Manufactured home subdivision subject to standards of DCC 19.88.280.
B. Church Religious institutions subject to DCC 19.88.040.
C. Cemeteries and mausoleums, crematories, columbariums and mortuaries within cemeteries provided that no mortuary or crematorium is within 100 feet of a boundary street, or where no street borders the cemetery, within 200 feet of a lot in a residential district and subject to DCC 19.88.030.
D. Public, parochial and private schools, including nursery schools, kindergartens and day nurseries; excluding business, dancing, trade, technical or similar schools subject to DCC 19.88.160.
E. Parks and recreation facilities, fire stations, libraries, museums; but not including storage or repair yards, warehouses or similar uses.
F. Recreation facilities, including country clubs, golf courses, swimming clubs, tennis clubs; but not including such intensive commercial recreation uses as a racetrack or amusement park.
G. Utility substations or pumping stations with no equipment storage or sewage treatment facilities.
H. Planned unit developments subject to provisions of DCC 19.104.
I. Temporary subdivision tract offices.
J. Rear lot development subject to site plan approval as provided in DCC 19.76 and DCC 19.88.130.
K. Community buildings, lodge and fraternal organizations, except those carried on as a business for profit and subject to DCC 19.88.050.
L. Duplex in areas designated RS provided that each lot occupied by a duplex shall have a minimum area of 12,000 square feet.
M. Two single-family dwellings on one lot in areas designated RS provided that each lot occupied by two single-family dwellings shall have a minimum area of 12,000 square feet and also provided that all yard and coverage requirements set forth in DCC 19.28.050 are observed. In addition, no dwelling unit shall be located within 10 feet of any other dwelling unit on the same lot. There shall be provided for the rear dwelling unoccupied and unobstructed access not less than 15 feet wide to the street fronting the lot.
N. Keeping of livestock subject to DCC 19.88.070.
O. Moving in a single-family dwelling built prior to January 1, 1961.
P. Manufactured home park subject to DCC 19.88.280.
Q. Condominiums.
R. Plant nurseries subject to DCC 19.88.180.
S. Time share unit or the creation thereof, subject to DCC 19.88.230.
T. Hydroelectric facility in accordance with DCC 19.100 and DCC 19.88.190.
U. Dwelling groups, subject to the provisions of DCC 19.88.250.
V. Radio and television transmission facilities.
W. Bed and breakfast inn, subject to the standards set forth in DCC 19.88.260.
X. Residential care facility.
Y. Zero Lot Line Subdivision or Partition. Regulations for a side yard setback may be waived for an approved zero lot line subdivision or partition.

(Ord. 2019-00x §1, 2019; Ord. 90-038 §1, 1990; Ord. 88-042 §8, 1988; Ord. 86-017 §7, 1986; Ord. 83-045 §5, 1983; Ord. 81-006 §4, 1981)
Chapter 19.80. OFF-STREET PARKING AND LOADING

19.80.040. Number of Spaces Required.

Off-street parking shall be provided as follows:
A. Residential.

<table>
<thead>
<tr>
<th>Type of Dwelling</th>
<th>Required Spaces per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>One, two and three-family dwellings</td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Multifamily dwelling containing four or more dwelling units:</td>
<td></td>
</tr>
<tr>
<td>Studio or Efficiency Unit</td>
<td>0.75 space per unit</td>
</tr>
<tr>
<td>One Bedroom Unit</td>
<td>1.00 space per unit</td>
</tr>
<tr>
<td>Two Bedroom Unit</td>
<td>1.50 spaces per unit</td>
</tr>
<tr>
<td>Three Bedroom Unit</td>
<td>2.25 spaces per unit</td>
</tr>
<tr>
<td>Four Bedroom Unit</td>
<td>2.50 spaces per unit</td>
</tr>
<tr>
<td>Resident hotel, rooming or boarding house</td>
<td>0.50 space guest parking per dwelling unit</td>
</tr>
</tbody>
</table>
### B. Commercial Residential.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>1 space per guest room plus 1 space per 2 employees</td>
</tr>
<tr>
<td>Motel</td>
<td>1 space per guest room or suite plus 1 additional space for the owner or manager.</td>
</tr>
<tr>
<td>Club or Lodge</td>
<td>Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.</td>
</tr>
<tr>
<td>Fraternity, Sorority or Dormitory</td>
<td>1 space for each 6 student beds</td>
</tr>
</tbody>
</table>

### C. Institutions.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welfare or Correctional Institution</td>
<td>1 space per 3 beds for patients or inmates</td>
</tr>
<tr>
<td>Convalescent Hospital, Nursing Home, Sanitarium, Rest Home, Home for the Aged</td>
<td>1 space per 2 beds for patients or residents</td>
</tr>
<tr>
<td>Hospital</td>
<td>1.5 spaces per bed</td>
</tr>
</tbody>
</table>

### D. Places of Public Assembly.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church, Religious institutions</td>
<td>1 space per 4 seats or 8 feet of bench length in the main auditorium</td>
</tr>
<tr>
<td>Library, Reading Room, Museum, Art Gallery</td>
<td>1 space per 400 sq. ft. of floor area plus 1 space per 2 employees</td>
</tr>
<tr>
<td>Preschool Nursery or Kindergarten</td>
<td>2 spaces per teacher</td>
</tr>
<tr>
<td>Elementary or Junior High School</td>
<td>1 space per employee, or 1 space per 4 seats or 8 ft. of bench length in auditorium, whichever is greater</td>
</tr>
<tr>
<td>High School</td>
<td>1 space per employee plus 1 space for each 6 students, or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater</td>
</tr>
<tr>
<td>College or Commercial School for adults</td>
<td>1 space per 3 seats in classrooms</td>
</tr>
<tr>
<td>Other Auditorium or</td>
<td>1 space per 4 seats or 8</td>
</tr>
</tbody>
</table>

*Chapter 19.80*
Attachment 2: Zoning Text Amendments
<table>
<thead>
<tr>
<th>Meeting Room</th>
<th>feet of bench length. If no fixed seats or benches, 1 space per 60 sq. ft. of floor area.</th>
</tr>
</thead>
</table>

**E. Commercial Amusement.**

<table>
<thead>
<tr>
<th>Stadium, Arena or Theater</th>
<th>1 space per 4 seats or 8 feet of bench length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowling Alley</td>
<td>6 spaces per lane plus 1 space per 2 employees</td>
</tr>
<tr>
<td>Dance Hall or Skating Rink</td>
<td>1 space per 100 sq. ft. of floor area plus 1 space per 2 employees</td>
</tr>
</tbody>
</table>

**F. Commercial.**

<table>
<thead>
<tr>
<th>Retail Store, except stores selling bulky merchandise</th>
<th>1 space per 300 sq. ft. of gross floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service or repair shops, retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building</td>
<td>1 space per 600 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Bank or Office (except medical and dental)</td>
<td>1 space per 300 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Medical or Dental Office or Clinic</td>
<td>1 space per 150 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Eating or drinking establishments</td>
<td>1 space per 120 sq. ft. of gross floor area</td>
</tr>
<tr>
<td>Mortuaries</td>
<td>1 space per 4 seats or 8 feet of bench length in chapels</td>
</tr>
<tr>
<td>Beauty parlor and barber shop</td>
<td>3 spaces for each of the first 2 beauty or barber chairs, and 1 ½ spaces for each additional chair</td>
</tr>
</tbody>
</table>

**G. Industrial.**

<table>
<thead>
<tr>
<th>Manufacturing establishment</th>
<th>1 space per employee on the largest working shift</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage Warehouse, wholesale establishment, rail or trucking freight terminal</td>
<td>1 space per 2,000 sq. ft. of gross floor area</td>
</tr>
</tbody>
</table>
H. Other uses not specifically listed above shall furnish parking as required by the Planning Commission. The Planning Commission shall use the above list as a guide for determining requirements for said other uses.

(Ord. 2019-00x §1, 2019; Ord. 88-042 §34, 1988)
Chapter 19.88. PROVISIONS APPLYING TO SPECIAL USE STANDARDS

19.88.040. Churches, Hospitals or Other Religious Institutions.


19.88.040. Churches, Hospitals or Other Religious Institutions.
In any residential zone, churches, hospitals or other religious institutions may be located on an arterial or collector street. Such uses may also be located on a local street provided that there is sufficient access to arterial or collector streets and that such uses do not unduly impact residential areas. Access and required off-street parking shall be designed to minimize impact on existing traffic patterns and adjoining properties. All buildings shall be set back 30 feet from side and rear lot lines and all off-street parking facilities shall be screened from abutting properties. No sign shall exceed 10 square feet in size or be internally illuminated.

(Ord. 2019-0xx §x, 2019; Ord. 88-044 §1, 1982)


All buildings shall be set back a minimum of 30 feet from a side or rear lot line. There shall be no external evidence of any incidental commercial activities taking place within the building. All such uses shall be located on a major street or road and be able to provide access without causing traffic congestion on local residential streets.

(Ord. 90-038 §1, 1990)

B. Eligibility. Property must be less than four acres in area. Property must be so situated that further subdivision or segregation under terms of other applicable county ordinances and regulations is not possible, either individually or in conjunction with any other adjacent property. Minimum Area: Twice that required by the applicable zone. Minimum Depth: 200 feet. Minimum Width: As required by applicable zones.

C. Development Standards. Provided the eligibility requirements are met, a permit may be issued subject to the following standards and criteria:

1. Front Parcel: Minimum Lot Width: Ten feet less than required by applicable zones. Minimum Lot Depth: 100 feet. Yard Requirements: Same as required in applicable zones.
2. Rear Parcel: Access Way Minimum: Twenty feet for first 150 feet; 30 feet if access way is greater than 150 feet. Maximum Access Way Width: Thirty feet. Yard Requirements: No building shall be erected within 10 feet of any property line. Area of rear lot shall be within 15 percent of the area of the front lot. Access way shall be paved and shall be an integral part of the rear lot. Development of property is subject to approval by the Planning Director or Hearings Body. Applicant shall submit a site plan for all buildings, structures and other improvements, such as roadways, walks and parking facilities to the Planning Director or Hearings Body for approval. All improvements made on the property shall conform to the plans as approved by the Planning Director or Hearings Body.

(Ord. 2019-0xx §x, 2019; Ord. 90-038 §1, 1990)
Chapter 19.92. INTERPRETATIONS AND EXCEPTIONS

19.92.030. Exception to Height Regulations.

19.92.030. Exception to Height Regulations.
Height limitations set forth elsewhere in DCC Title 19 shall not apply to barns, silos, water towers and tanks or other farm buildings and structures, provided they are not less than 50 feet from every lot line; public schools, chimneys, church religious institutions spires, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, fire hose towers, masts, aerials, elevator shafts and other similar projections and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. This exception does not apply to the solar access provisions of DCC 19.88.210 and 19.88.220.

(Ord. 2019-00x §1, 2019; Ord. 92-037 §1, 1992; Ord. 83-041 §19, 1983)