

Lane Code
CHAPTER 16 CONTENTS

PUBLIC FACILITIES ZONE (PF/RCP)

16.219 Public Facilities Zone (PF-RCP).

LIMITED COMMERCIAL ZONE (C-1, RCP)

16.220 Limited Commercial Zone (C-1, RCP).

NEIGHBORHOOD COMMERCIAL ZONE (C-2, RCP)

16.221 Neighborhood Commercial Zone (C-2, RCP).

COMMERCIAL ZONE (C-3, RCP)

16.222 Commercial Zone (C-3, RCP).

RURAL COMMERCIAL ZONE (C-R, RCP)

16.223 Rural Commercial Zone (C-R, RCP).

LIMITED INDUSTRIAL ZONE (M-1, RCP)

16.224 Limited Industrial Zone (M-1, RCP).

LIGHT INDUSTRIAL ZONE (M-2, RCP)

16.225 Limited Industrial Zone (M-2, RCP).

HEAVY INDUSTRIAL ZONE (M-3, RCP)

16.226 Heavy Industrial Zone (M-3, RCP).

INMATE WORK CAMP ZONE (IWC/RCP)

16.227 Inmate Work Camp Zone (IWP/RCP).

**PUBLIC FACILITIES ZONE (PF/RCP)
RURAL COMPREHENSIVE PLAN**

16.219 Public Facilities Zone (PF-RCP).

(1) Purpose. The Public Facilities Zone (PF-RCP) is intended to provide land for those public and semipublic functions that provide a service and are by nature an intensive or unusual use not normally associated with other zones. The zone is not intended for facilities that are primarily for an open space recreational nature, and is intended for those areas that have been included in an exception as part of the Rural Comprehensive Plan.

(2) Permitted Uses. The following uses are permitted subject to the general provisions and exceptions specified by this chapter of Lane Code:

(a) Utilities essential to the physical, economic and social welfare of an area such as:

(i) Electric utility: electric transmission right-of-way, electric generation plant, electricity regulating substations.

(ii) Gas utility: gas pipeline right-of-way, natural or manufactured gas storage and distribution points, gas pressure control stations.

(iii) Water utility: water pipeline right-of-way, water treatment plants, water storage.

(iv) Sewage disposal: sewage treatment plants, sewage sludge drying beds, sewage pressure control stations.

(v) Solid waste disposal: refuse incineration, central garbage grinding stations, composting plants, sanitary landfills and refuse disposal.

(b) Educational services such as:

(i) Nursery, primary and secondary education.

(ii) Colleges and professional schools.

(iii) Special training schools such as those for: vocational, trade, business, art, music, dancing, driving, gymnastics, correspondence, etc.

(c) Religious activities, including churches, synagogues, temples, monastery or convent, etc.

(d) Welfare and charitable services.

(e) Professional membership organizations.

(f) Labor unions and similar labor organizations.

(g) Civic, social and fraternal associations.

(h) Business associations.

(i) Sports assembly, such as stadium, arenas and race tracks.

(j) Governmental services, such as post office, fire station and police station.

(k) Cemeteries.

(l) Fairgrounds which may include a race track.

(m) Health Services, such as dental, hospital, medical laboratory, dental laboratory, sanitarium, convalescent and rest home services, medical clinics.

(n) Communication and facilities, such as:

(i) Telephone: exchange stations, relay towers.

(ii) Telegraph: message centers, transmitting and receiving stations.

(iii) Radio: broadcasting studios, stations, towers.

(iv) Television: broadcasting studio, transmitting stations and relay tower.

(o) Heliport.

(p) A dwelling or mobile home for one or more persons employed on the premises.

(q) Transportation facilities and uses as specified in LC 16.265(3)(a) through (q).

(3) Siting Requirements. Development of all uses in LC 16.219(2) above may be subject to the requirements of LC 16.257 site review procedures, and verification of whether or not Site Review is necessary must be made prior to development of a listed use.

(4) Property Development Standards. All uses or activities permitted or conditionally permitted above shall be subject to the following development standards:

(a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) Riparian Setback Area. Except for property located between the Eugene-Springfield Metropolitan Area General Plan Boundary and the Eugene and Springfield Urban Growth Boundaries, where setbacks are provided for in LC 16.253(6), the riparian setback area shall be the area between a line 50 feet above and parallel to the ordinary high water of a Class I stream designated for riparian vegetation protection in the Rural Comprehensive Plan. No structure other than a fence shall be located closer than 50 feet from the ordinary high water of a Class I stream designated for riparian vegetation protection by the Rural Comprehensive Plan. A modification to the riparian setback standard for a structure may be allowed provided the requirements of LC 16.253(3) or LC 16.253(6), as applicable, are met.

(c) Maintenance, Removal and Replacement of Indigenous Vegetation within the Riparian Setback Area. Maintenance, removal and replacement of indigenous vegetation within the riparian setback area designated for riparian vegetation protection by the rural comprehensive plan must comply with the provisions of LC 16.253(2) or LC 16.253(6), as applicable.

(d) Height. None.

(e) Signs.

(i) Signs shall not extend over a public right-of-way or project beyond the property line.

(ii) Illuminated signs may be allowed.

(iii) Signs shall be limited to 200 square feet in area.

(f) Parking. Off street parking shall be provided in accordance with LC 16.250.

(5) Telecommunication Towers. Notwithstanding the requirements in LC 16.219(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-92, 11.12.92; 16-92, 12.16.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04; 7-12, 12.28.12)*

**LIMITED COMMERCIAL ZONE (C-1, RCP)
RURAL COMPREHENSIVE PLAN**

16.220 Limited Commercial Zone (C-1, RCP).

(1) Permitted Buildings and Uses. In the C-1, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

(a) Any use permitted in the RG-RCP Zone (LC 16.230) in accordance with the requirements of this zone.

(b) Auto courts constructed and arranged in accordance with plans approved by the Planning Commission.

(c) Business and professional offices.

(d) Clinics.

(e) Flower and plant nurseries; provided all incidental equipment and supplies, including fertilizer and empty cans, are kept within a building.

(f) Public parking areas developed in accordance with provisions established in the general off street parking section (LC 16.250).

(g) Service stations, provided greasing and tire repairing are performed completely within an enclosed building.

(h) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

(i) Purpose and intent of this District.

(ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

(aa) Bulk, size, and operating characteristics of the proposed use.

(bb) Parking demand, customer types and traffic generation.

(cc) Intensity of land use of the site.

(dd) Potential demand for public facilities and services.

(ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this Chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(i) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to submittal of an application pursuant to LC 14.050, review of the application by the Hearings Official pursuant to LC 14.300 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Heliport, together with accessory land uses relevant and appropriate to the operation.

(b) Commercial breeding kennel or commercial kennel.

(c) Amusement park, carnival or circus.

- (d) Radio and television stations.
- (e) Recreation vehicle park.
- (f) Campground or picnic area.
- (g) Transportation facilities and uses as specified in LC 16.265(3)(n)

through (q).

(3) Special Use Approval Criteria. Uses allowed under LC 16.220(2) above shall comply with the following criteria:

- (a) Conformity with the Rural Comprehensive Plan for Lane County.
- (b) The location, size, design and operating characteristics of the

proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads., and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

(iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Height. (Also see LC 16.250.) No building or structure, nor the enlargement of any building or structure, shall be hereafter erected or maintained to exceed two and one-half stories or 35 feet in height, except apartment houses, which may be constructed to a height of three stories, or 45 feet in height.

(5) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.)

(a) No structures other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a state road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the C-1, RCP Zone.

(6) Lot Coverage. The main building or buildings and accessory buildings shall not occupy in excess of 60 percent of the ground area.

(7) Vision Clearance.

(a) Vision clearance for corner lots shall be 15 feet.

(b) Vision clearance on alley-street intersections shall be seven and one-half feet.

(8) Off Street Parking.

(a) Parking space requirements for "R" zone uses are given under the applicable section.

(b) Auto courts shall provide at least one garage space of not less than 126 square feet net area for each living unit.

(c) Business and professional offices and nurseries shall provide at least one parking space for each 2,000 square feet of lot space or fraction thereof, except that, if two or more business or professional offices are located on a single site, a minimum of two parking spaces shall be provided for each office.

(d) Clinics shall provide at least two parking spaces for each consultation and operating room.

(9) Signs. Exterior signs shall be limited to two per business establishment, and shall be designed as a part of the building.

(10) Area. (Also see LC 16.250.)

(a) Size of Lot.

(i) Lots shall have a minimum average width of 60 feet and a minimum area of 6,000 square feet, except that where a lot has an average width of less than 60 feet as of January 8, 1969, such lot may be occupied by any use permitted in this section.

(ii) Space required for auto courts shall be not less than 1,200 square feet of lot space per dwelling or sleeping unit.

(11) Telecommunication Towers. Notwithstanding the requirements in LC 16.220(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 5-91, 5.17.91; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04)*

NEIGHBORHOOD COMMERCIAL ZONE (C-2, RCP) RURAL COMPREHENSIVE PLAN

16.221 Neighborhood Commercial Zone (C-2, RCP).

(1) Permitted Buildings and Uses. In the C-2, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

(a) Any residential or "R" use which is not lower than the most restricted "R" use abutting the C-2, RCP Zone in accordance with the requirement of the respective "R" zone.

(b) Bakery.

(c) Bank.

(d) Barber shop or beauty parlor.

(e) Book or stationery store.

(f) Catering service.

(g) Clothes cleaning and/or pressing establishment; provided equipment shall be limited to two clothes cleaning units with a rated capacity of not more than 40 pounds each, and shall be of the closed-type unit, using perchlorethylene cleaning solvent.

(h) Clubs or lodges, fraternal and religious associations.

(i) Confectionery store.

(j) Curios and antique.

(k) Delicatessen store.

(l) Department store.

(m) Drug store.

- (n) Dry goods or notions store.
- (o) Florist or gift shop.
- (p) Furniture, household goods and furnishing.
- (q) Laundry agency.
- (r) Laundry (self-service).
- (s) Meat market.
- (t) Millinery or custom dressmaking shops.
- (u) Musical instruments and supplies.
- (v) Office supplies and equipment.
- (w) Paint and wallpaper supplies.
- (x) Photographer.
- (y) Plumbing supplies.
- (z) Printing.

(aa) Public parking areas developed in accordance with provisions established in LC 16.250.

(bb) Restaurants, tea rooms, cafes.

(cc) Seeds and garden supplies.

(dd) Service stations, provided greasing and tire repairing are performed completely within an enclosed building.

(ee) Shoe or shoe repair shop.

(ff) Sporting goods.

(gg) Surgical supplies and equipment.

(hh) Tailor, clothing and wearing apparel shops.

(ii) Telephone and telegraph exchanges.

(jj) Theaters (conventional).

(kk) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

(i) Purpose and intent of this District.

(ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

(aa) Bulk, size, and operating characteristics of the proposed use.

(bb) Parking demand, customer types and traffic generation.

(cc) Intensity of land use of the site.

(dd) Potential demand for public facilities and services.

(ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this Chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(II) Municipal Service terminals, such as street cleaning operations; establishment or expansion of all such uses shall be subject to Site Review Approval pursuant to LC 16.257.

The above-specified stores, shops or businesses shall be retail establishments selling new merchandise exclusively, and shall be permitted only under the following conditions: Such stores, shops or businesses shall be conducted wholly within an enclosed building, and all products produced shall be sold at retail, on the premises.

(mm) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to submittal of an application pursuant to LC 14.050, review of the application by the Hearings Official pursuant to LC 14.300 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Heliport, together with accessory land uses relevant and appropriate to the operation.

(b) Commercial breeding kennel or commercial kennel.

(c) Amusement park, carnival or circus.

(d) Radio and television stations.

(e) Recreation vehicle park.

(f) Campground or picnic area.

(g) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(3) Special Use Approval Criteria. Uses specified under LC 16.221(2) above shall comply with the following criteria:

(a) Conformity with the Rural Comprehensive Plan for Lane County.

(b) The location, size, design and operating characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

(iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.).

(a) No structures other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a state road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the C-2, RCP Zone.

(5) Lot Coverage. Full coverage is allowable; provided minimum loading space and setbacks have been provided.

(6) Vision Clearance. Vision clearance for corner lots on streets with widths of less than 60 feet shall be a minimum of one foot vision clearance for each foot of street width under 60 feet; provided that a vision clearance of more than 10 feet shall not be

required. Said vision clearance shall be from the curb or walk level to a minimum height of eight feet.

(7) Off Street Parking.

(a) Parking space and loading space shall be provided as specified in the General Parking Requirements (LC 16.250).

(b) Parking space for dwellings shall be in accordance with the requirements for the type of dwelling structure as provided in the RG-RCP Zone (LC 16.230).

(8) Telecommunication Towers. Notwithstanding the requirements in LC 16.221(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 5-91, 5.17.91; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04)*

**COMMERCIAL ZONE (C-3, RCP)
RURAL COMPREHENSIVE PLAN**

16.222 Commercial Zone (C-3, RCP).

(1) Permitted Buildings and Uses. In the C-3, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

(a) Any use permitted in the RG-RCP and C-2, RCP zones (LC 16.230 and 16.221) in accordance with the requirements of this zone.

(b) Agricultural supplies and machinery sales room.

(c) Automobile sales agencies or garages.

(d) Builders supplies, including retail sales of lumber; provided that all salvaged or building supplies and materials shall not be exposed to view from outside the property.

(e) Drycleaning establishments using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonodorous, as well as nonexplosive and nonflammable at temperatures below 138.5 degrees F.

(f) Feed and fuel stores.

(g) Fumigation chambers, when approved by the Oregon State Board of Health.

(h) Outdoor advertising.

(i) Places of amusement, such as billiard parlors, taverns, bowling alleys, drive-in theaters, dance halls and games of skill and science, if conducted wholly within a completely enclosed building.

(j) Plumbing and sheet metal.

(k) Professional playfields, including baseball, football, etc.

(l) Second-hand stores, if conducted wholly within an enclosed building.

(m) Stadiums.

(n) A facility which exists for the purpose of providing for the temporary care and/or lodging of adult indigent persons shall be allowed; provided that before a building permit is issued for the establishment of a new facility or the expansion of an existing facility the Planning Commission determines at a public hearing that the site in question would not be unduly detrimental to the welfare, health and safety of the public, and the immediate residents of the vicinity.

(o) Stores (retail and wholesale) and business uses similar to the above and normally located in a commercial zone; provided that:

(i) Where there is manufacturing, compounding, processing or treatment of produce for wholesale, a minimum of 25 percent of the total floor area shall be used for retail stores.

(ii) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.

(p) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

(i) Purpose and intent of this District.

(ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

(aa) Bulk, size, and operating characteristics of the proposed use.

(bb) Parking demand, customer types and traffic generation.

(cc) Intensity of land use of the site.

(dd) Potential demand for public facilities and services.

(ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this Chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(q) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to submittal of an application pursuant to LC 14.050, review of the application by the Hearings Official pursuant to LC 14.300 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Heliport, together with accessory land uses relevant and appropriate to the operation.

(b) Commercial breeding kennel or commercial kennel.

(c) Amusement park, carnival or circus.

(d) Radio and television stations.

(e) Recreation vehicle park.

(f) Campground or picnic area.

(g) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(3) Special Use Approval Criteria. Uses allowed under LC 16.222(2) above shall comply with the following criteria:

(a) Conformity with the Rural Comprehensive Plan for Lane County.
(b) The location, size, design and operating characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable and neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

(iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15).

(a) No structures other than a fence or sign shall be located closer than:
(i) 20 feet from the right-of-way of a state road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the C-3, RCP Zone.

(5) Vision Clearance. Vision clearance for corner lots on streets with widths of less than 60 feet shall be a minimum of one foot vision clearance for each foot of street width under 60 feet; provided that a vision clearance of more than 10 feet shall not be required. Said vision clearance shall be from the curb or walk level to a minimum height of eight feet.

(6) Off Street Parking.

(a) Parking space and loading space shall be provided as specified in the General Parking Requirements section (LC 16.250).

(b) Parking space for dwellings shall be in accordance with the requirements for the type of dwelling structure as provided in the RG-RCP Zone.

(7) Telecommunication Towers. Notwithstanding the requirements in LC 16.222(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 5-91, 5.17.91; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04)*

**RURAL COMMERCIAL ZONE (C-R, RCP)
RURAL COMPREHENSIVE PLAN**

16.223 Rural Commercial Zone (C-R, RCP).

(1) Purpose. The purpose of the Rural Commercial Zone (C-R, RCP) is:

- (a) To provide goods and services needed by rural residents.
- (b) To provide services and facilities for tourists and travelers.
- (c) To implement the policies of the Lane County Rural Area

Comprehensive Plan, primarily those policies related to commercial development of areas identified as committed or built upon.

(d) To provide protective measures for riparian vegetation along Class I streams designated as significant in the Rural Area Comprehensive Plan.

(2) Permitted Uses. The following uses and activities are permitted subject to the general provisions and exceptions specified by this chapter of Lane Code. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

- (a) Retail trade of food.
- (b) Retail trade of new general merchandise.
- (c) Retail trade of building materials, hardware or farm equipment conducted within an enclosed building.
- (d) Restaurants.
- (e) Service stations.
- (f) Personal services.
- (g) Finance, insurance, banking and real estate services.
- (h) Professional services.
- (i) Retail trade of secondhand general merchandise within an enclosed building.
- (j) Bus passenger terminal.
- (k) Civic, social and fraternal meeting places.
- (l) Boat charter and rental, including fishing equipment.
- (m) Hotel, motel or lodge, and related recreational facilities.
- (n) Bed and breakfast accommodation.
- (o) Veterinarian clinic.
- (p) Bars, night clubs and taverns.
- (q) Retail trade of hay, grains or goods for animal consumption.
- (r) Day camp and picnic areas.
- (s) Outdoor tourist attractions featuring displays of educational or historical value.
- (t) Indoor or outdoor recreational activities, including tennis courts, ice skating, roller skating, riding stables, bowling, skiing and tobogganing, play lots or tot lots, playgrounds, game rooms, gymnasium, swimming pools, etc.
- (u) A dwelling or mobile home in conjunction with an above permitted use.
- (v) Uses accessory to an above permitted use.
- (w) A noncommercial kennel.
- (x) Indoor or outdoor theaters.
- (y) Post Office facilities.
- (z) Family day care facility in a permitted residence.
- (a-a) Residential home in a permitted residence.

(b-b) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

- (i) Purpose and intent of this District.
- (ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:
 - (aa) Bulk, size, and operating characteristics of the proposed use.
 - (bb) Parking demand, customer types and traffic generation.
 - (cc) Intensity of land use of the site.
 - (dd) Potential demand for public facilities and services.
 - (ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this Chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(c-c) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(3) Special Uses Subject to Director Approval. The following uses and activities are permitted subject to prior submittal of an application pursuant to LC 14.050 and subject to Director approval of such application pursuant to LC 14.100 and the general provisions and considerations specified by this chapter of Lane Code:

- (a) Uses and activities:
 - (i) Retail trade of building materials, hardware or farm equipment conducted partially or wholly outdoors.
 - (ii) Equipment rental and leasing service.
 - (iii) Overnight campground and picnic areas.
 - (iv) Recreational vehicle park.
 - (v) Vehicle repair service.
 - (vi) Recreational vehicle and boat storage.
 - (vii) Marina.
 - (viii) A commercial kennel or a commercial breeding kennel.
 - (ix) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(b) Criteria. The above uses should substantially conform to the following criteria:

(i) That the location, design, size, shape and arrangement of the uses and structures are sufficient for the proposed intent and are compatible with the surrounding vicinity.

(ii) That there is no unnecessary destruction of existing healthy trees or other major vegetation, and that due consideration is given to the preservation of distinctive historical or natural features.

(iii) That the quantity, location, height and materials of walls, fences, hedges, screen planting and landscape areas are such that they serve their intended purpose and have no undue adverse effect on existing or contemplated abutting land use.

(iv) The suitable planting of ground cover or other surfacing is provided to prevent erosion and reduce dust.

(v) That the location, design and size of the uses are such that the residents or establishments to be accommodated will be adequately served by community facilities and services or by other facilities suitable for the intended uses.

(vi) That, based on anticipated traffic generation, adequate additional right-of-way and road improvements must be provided by the development in order to promote traffic safety and reduce traffic congestion. Consideration shall be given to the need and feasibility of widening and improving abutting streets to specifications of Lane Code, Chapter 15, "Roads", and also to the necessity for such additional requirements as lighting, sidewalks and turn and deceleration/ acceleration lanes.

(vii) That there is a safe and efficient circulation pattern within the boundaries of the development. Consideration shall include the layout of the site with respect to the location and dimensions of vehicular and pedestrian entrances, exits, drives, walkways, buildings and other related facilities.

(viii) That there are adequate off street parking and loading/unloading facilities provided in a safe, efficient and pleasant manner. Consideration shall include the layout of the parking and loading/unloading facilities, and their surfacing, lighting and landscaping.

(ix) That all signs and illumination are in scale and harmonious with the site and area.

(x) That adequate methods are provided to ensure continued maintenance and normal replacement of facilities, landscaping and other improvements etc. that are required.

(4) Area. No minimum established, except what is necessary to accommodate any necessary sewerage and potable water concerns. Divisions shall comply with LC Chapter 13.

(5) Property Development Standards. All uses or activities permitted or conditionally permitted above shall be subject to the following development standards:

(a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) Riparian Setback Area. Except for property located between the Eugene-Springfield Metropolitan Area General Plan Boundary and the Eugene and Springfield Urban Growth Boundaries, where setbacks are provided for in LC 16.253(6), the riparian setback area shall be the area between a line 50 feet above and parallel to the ordinary high water of a Class I stream designated for riparian vegetation protection in the Rural Comprehensive Plan. No structure other than a fence or sign shall be located closer than 50 feet from the ordinary high water of a Class I stream designated for riparian vegetation protection by the Comprehensive Plan. A modification to the riparian setback standard for a structure may be allowed provided the requirements of LC 16.253(3) or LC 16.253(6), as applicable, are met.

(c) Maintenance, Removal and Replacement of Indigenous Vegetation within the Riparian Setback Area.

Maintenance, removal and replacement of indigenous vegetation within the riparian setback area streams designated for riparian vegetation protection by the comprehensive plan must comply with the provisions of LC 16.253(2) or LC 16.253(6), as applicable.

(d) Heights. Maximum height of any structure shall be 45 feet.

(e) Signs.

- (i) Signs shall not extend over a public right-of-way or project beyond the property line.
- (ii) Signs shall not be flashing or capable of movement.
- (iii) Signs shall be limited to 200 square feet in area.
- (iv) No sign shall project above the height of the tallest structure on the property.
- (f) Parking. Off street parking shall be provided in accordance with LC 16.250.

(6) Telecommunication Towers. Notwithstanding the requirements in LC 16.223(2)-(3) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 3-91, 5.17.91; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04)*

LIMITED INDUSTRIAL ZONE (M-1, RCP) RURAL COMPREHENSIVE PLAN

16.224 Limited Industrial Zone (M-1, RCP).

(1) Permitted Buildings and Uses. In the M-1, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

- (a) Accessory buildings and uses customarily provided in conjunction with a use permitted in this zone.
- (b) Administrative and sale offices incidental to and directly related to the operation of industrial or commercial uses permitted in this zone.
- (c) Single-family dwelling or mobile home for residential purposes for watchman, caretaker or operator to be located on the premise of the associated use.
- (d) Kennel; provided the following conditions are satisfied:
 - (i) The maximum number of dogs over four months of age shall be eight.
 - (ii) For more than three dogs over four months of age, there shall be at least 5,000 square feet of lot area for each dog on the lot.
 - (iii) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.
- (e) Laboratories, research and testing.
- (f) Manufacturing, assembling, processing, packaging, storage, wholesale distribution, testing, repairing of electronic devices, electro-mechanical components, optics, testing equipment.
- (g) Manufacturing, assembling, processing, packaging, storage or wholesale distribution of such products as bakery goods, candy, cosmetics, dairy

products, drugs, perfumes, toiletries, soft drinks and food products, except fish, meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

(h) Outdoor advertising.

(i) Storage buildings for household or consumer goods.

(j) Public and semipublic utilities, buildings and uses rendering direct utility service to the public in the local area, such as fire stations, utility stations or wells.

(k) Lawful uses existing on a property prior to July 9, 1982, and expansion or replacement of such uses which will result in an accumulated increase of no greater than 50 percent of the total ground floor and outside storage area lawfully existing prior to the effective date of the adoption of the ordinance.

(l) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

(i) Purpose and intent of this District.

(ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

(aa) Bulk, size, and operating characteristics of the proposed use.

(bb) Parking demand, customer types and traffic generation.

(cc) Intensity of land use of the site.

(dd) Potential demand for public facilities and services.

(ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(m) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to submittal of an application pursuant to LC 14.050, review of the application by the Hearings Official pursuant to LC 14.300 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Aircraft landing field or heliport in conjunction with a use permitted in this zone.

(b) Banks.

(c) Barbershop, beauty shop.

(d) Building maintenance service.

(e) Carnival, circus.

(f) Convenience grocery store (maximum of 2,000 square feet).

(g) Correctional institution, jail, penal farm.

(h) Credit union office.

(i) Garbage dump, garbage transfer facility.

(j) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.

(k) Offices for engineers, architects, landscape architects, surveyors, designing, graphics, business and labor organizations.

(l) Other uses similar to permitted uses in this zone; provided that:

(i) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.

(ii) Items manufactured, assembled, processed or produced in area shall be for wholesale.

(m) Public and private parking areas and garages.

(n) Radio and television stations, radio and television towers; facilities transmitting electrical current in excess of 150,000 volts in any single cable or line or group of cables or lines.

(o) Restaurants, taverns.

(p) Rock, sand, gravel and loam excavations, with incidental processing.

(q) Service stations.

(r) Sewage treatment facilities.

(s) Expansion of a lawful preexisting use in excess of that allowed as a permitted use.

(t) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(3) Special Use Approval Criteria. Uses allowed under LC 16.224(3) above shall comply with the following criteria:

(a) Conformity with the Rural Comprehensive Plan for Lane County.

(b) The location, size, design and operating characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

(iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.)

(a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the M-1, RCP Zone.

(5) Lot Coverage. Full coverage is allowable; provided minimum load space and setbacks have been provided.

(6) Vision Clearance.

(a) Vision clearance for corner lots shall be a minimum of 15 feet.

(b) Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet.

(7) Off Street Parking. (Also see LC 16.250.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom.

(8) Telecommunication Towers. Notwithstanding the requirements in LC 16.224(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04)*

LIGHT INDUSTRIAL ZONE (M-2, RCP) RURAL COMPREHENSIVE PLAN

16.225 Limited Industrial Zone (M-2, RCP).

(1) Permitted Buildings and Uses. In the M-2, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

- (a) Accessory buildings and uses customarily provided in conjunction with a use permitted in this zone.
- (b) Any use permitted in the M-1, RCP Zone (LC 16.224(1)).
- (c) Bottling works, including alcoholic beverages.
- (d) Collection, recycling, sorting, baling or processing of previously used material such as rags, paper, metals, glass or plastics.
- (e) Contractor's equipment storage yards, light and heavy equipment sales, rental or repair.
- (f) Feed and seed store.
- (g) Freighting and trucking yards or terminal.
- (h) Mobile home sales and repairs.
- (i) Laundry, cleaning and dyeing works, and carpet and rug cleaning.
- (j) Lumberyards and building material sales.
- (k) Manufacturing, assembling, processing, packaging, storage, wholesale distribution of articles or merchandise from previously prepared materials such as: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, food (except fish, meat, sauerkraut, vinegar, yeast), fur, glass, hair, horn, leather, paper or paperboard, plastics, pottery, precious or semiprecious metals or stones, shells, textiles, tobacco, wood, yarns and paint not employing a boiling process.
- (l) Metal or sheet metal shops, plumbing shops, electroplating, tool and hardware manufacturing, machine shop not using a drop hammer or large capacity punch press.
- (m) Moving equipment rental, parcel delivery plant.
- (n) Poultry or rabbit killing, incidental to a retail trade on the same premises.
- (o) Tire recapping.

(p) The manufacturing, assembling, processing, packaging, storage, wholesale distribution, testing, repairing of which shall not have any different or more detrimental effect upon the adjoining areas than the items specifically listed, and otherwise not anymore unsightly, obnoxious, hazardous or offensive by reason of appearance, emission of odor, dust, smoke, gas, noise, vibration, radioactivity, glare and electrical interference.

(q) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

(i) Purpose and intent of this District.
 (ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

(aa) Bulk, size, and operating characteristics of the proposed use.

(bb) Parking demand, customer types and traffic generation.

(cc) Intensity of land use of the site.

(dd) Potential demand for public facilities and services.

(ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(r) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to submittal of an application pursuant to LC 14.050, review of the application by the Hearings Official pursuant to LC 14.300 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Any of the special uses allowed in the M-1, RCP Zone (LC 16.224(3).)

(b) Wrecking yards, if completely enclosed by an approved type of fence, wall or hedge.

(c) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(3) Special Use Approval Criteria. Uses allowed under LC 16.225(2) above shall comply with the following criteria:

(a) Conformity with the Rural Comprehensive Plan for Lane County.

(b) The location, size, design and operating characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

(iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.)

(a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the M-2, RCP Zone.

(5) Lot Coverage. Full coverage is allowable; provided minimum parking space, loading space and setbacks have been provided.

(6) Vision Clearance. Vision clearance for corner lots on streets with widths of less than 60 feet shall be a minimum of one foot vision clearance for each foot of street width under 60 feet; provided that a vision clearance of more than 10 feet shall not be required. Said vision clearance shall be from curb or walk level to a minimum height of eight feet.

(7) Off Street Parking. (Also see LC 16.250.) Parking space must be provided on or within 800 feet of the site for the automobiles of all personnel employed and operating therefrom.

(8) Telecommunication Towers. Notwithstanding the requirements in LC 16.225(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04; 7-12, 12.28.12)*

HEAVY INDUSTRIAL ZONE (M-3, RCP) RURAL COMPREHENSIVE PLAN

16.226 Heavy Industrial Zone (M-3, RCP).

(1) Permitted Buildings and Uses. In the M-3, RCP Zone, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter. Uses listed below may be subject to Site Review Procedures as specified in LC 16.257, and verification of whether or not this is required must be made prior to development of a permitted use:

(a) Accessory buildings and uses customarily provided in conjunction with a use permitted in this zone.

(b) Any use permitted in the M-2, RCP Zone (LC 16.225(1)).

(c) Industrial and associated commercial buildings and uses. All manufacturing, assembling, processing, packaging, storage, wholesale distribution,

testing, repairing, researching or any combination thereof of items, material or goods, is permitted.

(d) Other uses similar to the above, and those uses which are unsightly, obnoxious, hazardous or offensive by reason of appearance, emission of odor, dust, smoke, gas, noise, vibration, radioactivity, glare and electrical interference.

(e) Wrecking yards, if completely enclosed by an approved type of fence, wall or hedge.

(f) Uses similar to Permitted Uses. Uses found, upon request by the applicant, to be clearly similar to those permitted above. Such a finding shall be made by the Planning Director pursuant to LC 16.008, and shall apply to the following criteria:

(i) Purpose and intent of this District.

(ii) Comparison of the proposed use with those now permitted outright, within this District, as measured by:

(aa) Bulk, size, and operating characteristics of the proposed use.

(bb) Parking demand, customer types and traffic generation.

(cc) Intensity of land use of the site.

(dd) Potential demand for public facilities and services.

(ee) Products or services produced or vended on or from the site.

(iii) Uses now allowable as Special Uses within this District are not allowable pursuant to this section. Uses permitted or conditionally permitted in other commercial or industrial districts within this Chapter are not allowable pursuant to this section.

(iv) It shall be the applicant's responsibility to provide sufficient information to allow the Director to make the above determination.

(g) Transportation facilities and uses as specified in LC 16.265(3)(a) through (m).

(2) Uses Subject to Hearings Official Approval. The following uses are permitted subject to submittal of an application pursuant to LC 14.050, review of the application by the Hearings Official pursuant to LC 14.300 and subject to compliance with the criteria and standards specified in this chapter of Lane Code:

(a) Any of the special uses allowed in the M-1, RCP Zone (LC 16.224(3)).

(b) Transportation facilities and uses as specified in LC 16.265(3)(n) through (q).

(3) Special Use Approval Criteria. Uses allowed under LC 16.226(3) above shall comply with the following criteria:

(a) Conformity with the Rural Comprehensive Plan for Lane County.

(b) The location, size, design and operation characteristics of the proposed use:

(i) Will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(ii) Will not be adversely affected by the development of abutting properties and the surrounding vicinity. (Consideration may be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use.)

(iii) Will not be adversely affected by known natural hazards, such as floods, slides, erosion.

(iv) Will not create a hazardous natural condition such as erosion, landslide, flooding.

(4) Setback Requirements. (Also see LC 16.250 and LC Chapter 15.)

(a) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines except as provided below.

(b) The Riparian Setback Area requirements of LC 16.229(7)(d) and (e) shall apply to development of property in the M-3, RCP Zone.

(5) Lot Coverage. Full coverage is allowable; provided minimum parking space and setbacks have been provided.

(6) Vision Clearance. Vision clearance for corner lots on streets with widths of less than 66 feet shall be a minimum of one foot vision clearance for each foot of street width under 66 feet; provided that a vision clearance of more than 10 feet shall be required. Said vision clearance shall be from the curb or walk level to a minimum of eight feet.

(7) Off Street Parking. (Also see LC 16.250.)

(8) Telecommunication Towers. Notwithstanding the requirements in LC 16.226(1)-(2) above, telecommunication facilities are allowed subject to compliance with the requirements of LC 16.264 and with applicable requirements elsewhere in LC Chapter 16 including but not necessarily limited to: the riparian vegetation protection standards in LC 16.253; Floodplain Combining Zone (LC 16.244); Willamette Greenway Development Permits (LC 16.254); the Coastal Resource Management Combining Zones (LC 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, or 16.243); Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state; the Commercial Airport Safety Combining Zone (LC 16.245) and the Airport Safety Combining Zone (LC 16.246); and the Sensitive Bird Habitat protection Standards and Criteria in LC 16.005(4). *(Revised by Ordinance No. 7-87, Effective 6.17.87; 10-92, 11.12.92; 4-02, 4.10.02; 10-04, 6.4.04; 5-04, 7.1.04; 7-12, 12.28.12)*

INMATE WORK CAMP ZONE (IWC/RCP) RURAL COMPREHENSIVE PLAN

16.227 Inmate Work Camp Zone (IWP/RCP).

(1) Purpose. The Inmate Work Camp zone is a special-purpose zoning district designed to accommodate the unique requirements of rehabilitative correctional facilities in rural areas. The zone is intended to be applied consistently with the requirements of the Lane County Rural Comprehensive Plan, Policies Element, Goal 11: Public Facilities and Services Policy #7. Such facilities provide for activities which are as typical of those taking place in, and dependent upon, resource areas; and which, because of their nature, require physical isolation from other developed land uses and the maintenance of continuing security measures for their operation. The zone is also intended to provide protective measures for riparian vegetation along Class I streams designated as significant in the Rural Comprehensive Plan.

(2) Permitted Uses. Uses permitted in this zone are limited to correctional work camp facilities, and related accessory uses, operated by authorized public agencies or their designates. Such uses normally include, but are not necessarily limited to, supervised living quarters, dining halls, craft areas, counseling areas, indoor and outdoor

recreational areas, staff residences and administrative quarters, cleaning and sanitation facilities, onsite water supply and sewage-disposal systems, vehicular parking and circulation areas, outdoor lighting, security alarm systems, perimeter and internal security fencing, and limitations upon the movements of residents and visitors.

(3) Property Development Standards. All uses permitted above shall be subject to the following development standards:

(a) Siting and Fire Safety Standards. All structures designed for human occupancy shall:

(i) Where possible, in consideration of the dimensions and topography of the tract, be sited at least 500 feet from adjoining lines of property zoned F-1 and 100 feet from adjoining lines of property zoned F-2 or EFU.

(ii) Maintain a fuel break of 50 feet around the structures. Fuel breaks shall be free of hazardous fuels in the form of native vegetation. Fuel breaks shall be continually maintained and may contain individual tree specimens; however, plant materials shall not provide a means of readily spreading fire. Fuel breaks shall comply with the riparian vegetation protection standards of LC 16.227(3)(c) and (d) below.

(iii) Provide an adequate fire suppression system. Unless otherwise authorized by the local fire official, the minimum acceptable system shall include the following:

(aa) A water supply such as a pond, stream, tank, well, sump, or any combination thereof, together with a delivery system capable of sustaining a volume of 20 gallons per minute for not less than 20 minutes.

(bb) Sufficient water outlets, together with serviceable hose not less than three-quarter inch inside diameter and a nozzle to reach the structures.

(cc) The water supply, pump, hose and nozzle shall be maintained as a connected, operating unit ready for immediate use during periods of fire danger.

(iv) Have a spark arrestor on any chimneys and fire retardant roofs.

(b) Property Line Setbacks. No structure other than a fence or sign shall be located closer than:

(i) 20 feet from the right-of-way of a State road, County road or a local access public road specified in LC Chapter 15; and

(ii) 10 feet from all other property lines, except as provided below.

(c) Riparian Setback Area. Except for property located between the Eugene-Springfield Metropolitan Area General Plan Boundary and the Eugene and Springfield Urban Growth Boundaries, where setbacks are provided for in LC 16.253(6), the riparian setback area shall be the area between a line 100 feet above and parallel to the ordinary high water of a Class I stream designated for riparian vegetation protection in the Rural Comprehensive Plan. No structure other than a fence shall be located closer than 100 feet from the ordinary high water of a Class I stream designated for riparian vegetation protection by the Rural Comprehensive Plan. A modification to the riparian setback standard for a structure may be allowed provided the requirements of LC 16.253(3) are met.

(d) Maintenance, Removal, and Replacement of Indigenous Vegetation within the Riparian Setback Area. Maintenance, removal and replacement of indigenous vegetation within the riparian setback area designated for riparian vegetation protection by the comprehensive plan must comply with the provisions of LC 16.253(2) or LC 16.253(6), as applicable.

(e) Height. None.

(f) Signs.

(i) Signs shall not extend over a public right-of-way or project beyond the property line.

(ii) Signs may be externally illuminated, but not capable of movement.

(iii) Signs shall be limited to 200 square feet in area per sign.
(Revised by Ordinance No. 17-87, Effective 12.25.87; 10-92, 11.12.92; 10-04, 6.4.04; 5-04, 7.1.04)

PAGES 16-304 THROUGH 16-330
ARE RESERVED FOR FUTURE EXPANSION