

**BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF CLATSOP**

In the Matter of:

An Ordinance adopting amendments to the Clatsop County Land and Water Development and Use Code (LAWDUC) Article 4 – Zoning Regulations, to address short-term rentals.

ORDINANCE NO. 22-05

Doc # _____

Recording Date: _____

RECITALS

WHEREAS, on February 11, 2004, the Clatsop County Board of Commissioners adopted Ordinance 03-13, establishing operating standards for short-term rentals in Arch Cape; and

WHEREAS, on May 24, 2017, the Clatsop County Board of Commissioners adopted Ordinance 17-02, amended operating standards for short-term rentals in Arch Cape; and

WHEREAS, on January 24, 2018, the Clatsop County Board of Commissioners adopted Ordinance 18-01, establishing regulations for short-term rentals in unincorporated Clatsop County, excluding Arch Cape; and

WHEREAS, on December 12, 2018, the Clatsop County Board of Commissioners adopted Ordinance 18-09, amending the processing and application requirements for short-term rentals within unincorporated Clatsop County, excluding Arch Cape; and

WHEREAS, on October 30, 2019, the Clatsop County Board of Commissioners adopted Ordinance 19-04, revising Ordinance 18-09 to address procedural and application requirements for short-term rentals, excluding Arch Cape; and

WHEREAS, the County conducted town hall meetings on July 28, 2020, October 14, 2020, November 13, 2020, January 26, 2021, January 27, 2021, and January 28, 2021, to address short-term rental issues in various regions of the County; and

WHEREAS, on August 25, 2021, the Clatsop County Board of Commissioners approved a 120-day moratorium on the issuance of new short-term rental permits within unincorporated Clatsop County; and

WHEREAS, the moratorium was extended by the Board of Clatsop County Commissioners for an additional 120 days on December 8, 2021, and on April 27, 2022; and

WHEREAS, three public town hall meetings were held on September 24, 2021, November 12, 2021, and January 22, 2022, to obtain public input on proposed amendments to Ordinance 19-04; and

WHEREAS, the Clatsop Board of County of Commissioners held work sessions on January 26, February 16, and May 18, 2022, to review the proposed amendments; and

WHEREAS, short-term rentals are a business activity subject to the county's authority to regulate business activity in the county and not a residential use; and

WHEREAS, the LAWDUC only species short-term rentals as a permitted use in the Arch Cape Rural Community Residential (AC-RCR) zone; and

WHEREAS, the Clatsop Board of County Commissioners has identified other zones where short-term rental units should be permitted: and

WHEREAS, the Clatsop Board of County Commissioners has determined that short-term rental units in single-family dwellings should be permitted in the RCR, KS-RCR, RSA-SFR, RC-MFR, RSA-MFR, RCC, CBR, CR, SFR-1, RA-1, RA-2, RA-5, RA-10, NC, GC, and TC zones;

THE BOARD OF COMMISSIONERS OF CLATSOP COUNTY ORDAINS AS FOLLOWS:

SECTION 1. ADOPTION

The Board of County Commissioners hereby adopts amendments to Land and Water Development and Use Code (LAWDUC) Article 4 – Zoning Regulations as shown in Exhibit A, attached hereto and incorporated herein by this reference,.

SECTION 2. SEPARABILITY

The provisions of this ordinance are severable. If any portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. CONFORMANCE OF STATE LAW

This Ordinance shall not substitute for nor eliminate the necessity for conformity with any and all laws or rules of the state of Oregon, or its agencies, or any ordinance, rule, or regulation of Clatsop County.

SECTION 4. INCONSISTENT PROVISIONS

This Ordinance shall supersede, control and repeal any inconsistent provision of any County Ordinance as amended or any other regulations made by Clatsop County.

SECTION 5. APPLICABILITY

This Ordinance shall apply within the unincorporated areas of Clatsop County but shall not apply

within the boundaries of any incorporated City.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect on the 30th day following adoption by the Board of Commissioners as provided in Chapter III, Section 8(B) of the Home Rule Chapter for the Government of Clatsop County.

Approved this ____ day of June, 2022

THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

By _____
Mark Kujala, Chair

Date _____

By _____
Theresa Dursse, Recording Secretary

First Reading: June 8, 2022
Second Reading: _____
Effective Date _____

EXHIBIT A

**ARTICLE 4.
ZONE REGULATIONS**

**SECTION 4.0700. MILES CROSSING, JEFFERS GARDENS AND WESTPORT
RURAL COMMUNITY RESIDENTIAL ZONE (RCR)**

Section 4.0710. Purpose and Intent

The Miles Crossing, Jeffers Gardens and Westport RCR zone is intended to accommodate the immediate and foreseeable demand for low density housing in Clatsop County rural communities. This zone has been developed with the purpose to: (1) allow residential development that is compatible with rural communities that wish to maintain a primarily single family rural residential character, (2) do not adversely impact adjacent resource lands, e.g. farm or forest, (3) allow for minimum lot sizes and densities, that will provide for an ultimate build out that is more commensurate with actual physical, and environmental constraints, and the availability of community water and sewer, and (4) may provide for non-residential uses that are small in scale, intended for the needs of the local community or for people traveling through the rural community, and are compatible with surrounding uses.

Section 4.0720. Development and Use Permitted (RCR)

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards. Combined square footage of commercial uses, including their accessory uses occur in building or buildings that do not exceed the following area standards:

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per Section 1.0500.
- 3) Guesthouse per Section 1.0500.
- 4) Accessory buildings per Section 1.0500 are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 5) Signs only as follows:
 - (A) Temporary signs, subject to the provisions of Section 3.0130
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 6) Handicapped housing facility as defined in Section 1.0500.
- 7) Home occupation, Limited.
- 8) Low intensity recreation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Farm use.
- 11) Roadside stand for farm products grown on the premises, subject to provisions of

Sections 3.9520 and 3.9540.

- 12) Health hardship pursuant to Section 3.0190, no public notice required.
- 13) Temporary uses including use of a Recreational Vehicle during construction phase, subject to the provisions of Section 2.8200.
- 14) Land transportation facilities as specified in Section 4.0300.
- 15) Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.

SECTION 4.1000. KNAPPA AND SVENSEN RURAL COMMUNITY RESIDENTIAL ZONE (KS-RCR).

Section 4.1010. Purpose and Intent

The Knappa and Svensen RCR zone is intended to accommodate the immediate and foreseeable demand for low density housing in Clatsop County rural communities. This zone has been developed with the purpose to: (1) allow residential development that is compatible with rural communities that wish to maintain a primarily single family rural residential character, (2) do not adversely impact adjacent resource lands, (3) allow for minimum lot sizes and densities, that will provide for an ultimate build out that is more commensurate with actual physical, and environmental constraints, and the availability of community water and do not exceed the carrying capacity of the property absorb waste, and (4) may provide for non-residential uses that are small in scale, intended for the needs of the local community or for people traveling through the rural community, and are compatible with surrounding uses.

Section 4.1020. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per Section 1.0500.
- 3) Guesthouse per Section 1.0500.
- 4) Accessory buildings per Section 1.0500 are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 5) Signs only as follows:
 - (A) Temporary signs subject to the provisions of Section 3.0130.
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 6) Handicapped housing facility as defined in Section 1.0500.
- 7) Home occupation, Limited.
- 8) Low intensity recreation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Farm use.
- 11) Roadside stand for farm products grown on the premises, subject to provisions of Section 3.9520- 3.9540.
- 12) Health hardship pursuant to Section 3.0190, no public notice required.
- 13) Temporary uses including use of a Recreational Vehicle during construction phase, subject to the provisions of Section 2.8200.
- 14) Land transportation facilities as specified in Section 4.0300.
- 15) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.1100. RURAL SERVICE AREA-SINGLE FAMILY RESIDENTIAL ZONE (RSA-SFR)

Section 4.1110. Purpose

The RSA-SFR zone is intended to accommodate the foreseeable demand for single family residential development in areas where public facilities such as sewer, fire protection and water are available or planned in Rural Service Areas (RSA).

Section 4.1120. Development and Use Permitted (RSA-SFR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable standards.

- 1) One family dwelling per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Limited home occupation.
- 5) Utilities in conjunction with a permitted use.
- 6) Low intensity recreation.
- 7) Public or private neighborhood park or playground.
- 8) Signs subject to the provisions of Section 3.0130.
- 9) Temporary uses subject to the provisions of Section 2.8200.
- 10) Handicapped housing facility.
- 11) Land transportation facilities as specified in Section 4.0300.
- 12) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.1200 RURAL COMMUNITY MULTI-FAMILY RESIDENTIAL ZONE (RC-MFR)

Section 4.1210. Purpose

The RC-MFR zone is intended to provide areas suitable for various types of residential development at a rural community density in areas where public facilities such as sewer, fire protection and water are available, or were historically developed with mobile home parks, manufactured home parks and multi-family housing.

Section 4.1220. Development and Use Permitted (RC-MFR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per Section 1.0500.
- 3) Guesthouse per Section 1.0500.
- 4) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 5) Two family dwelling (duplex).
- 6) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 7) Mobile home subject to the provisions in Section 3.4100.
- 8) Limited home occupation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Low intensity recreation.
- 11) Public or private neighborhood park or playground.
- 12) Signs only as follows:
 - (A) Temporary signs, subject to provisions of Section 3.0130.
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 13) Temporary uses subject to the provisions of Section 2.8200.
- 14) Cluster developments subject to the provisions of Section 3.3000.
- 15) Handicapped housing facility.
- 16) Communication facilities subject to the standards in Section 3.9400.
- 17) Land transportation facilities as specified in Section 4.0300.
- 18) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.1300. RURAL SERVICE AREA - MULTI-FAMILY RESIDENTIAL ZONE (RSA-MFR)

Section 4.1310. Purpose

The RSA-MFR zone is intended to provide areas suitable for various types of residential development at an urban density in areas where public facilities such as sewer, fire protection and water are available or planned in Rural Service Areas (RSA).

Section 4.1320. Development and Use Permitted (RSA-MFR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling or two family dwelling (duplex) per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Mobile home subject to the provisions in Section 3.4100.
- 5) Limited home occupation.
- 6) Minor utilities.
- 7) Low intensity recreation.
- 8) Public or private neighborhood park or playground.
- 9) Signs subject to the provisions of Section 3.0130.
- 10) Temporary uses subject to the provisions of Section 2.8200.
- 11) Handicapped housing facility.
- 12) Communication facilities subject to the standards in Section 3.9400.
- 13) Land transportation facilities as specified in Section 4.0300.
- 14) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.1400. RURAL COMMUNITY COMMERCIAL ZONE (RCC)

Section 4.1410 Purpose and Intent

This zone is located in the Rural Community of Arch Cape, Svensen, Westport, Miles Crossing and Jeffers Gardens. The RCC zone is intended to: (1) provide support for existing small concentrations of retail and commercial services; (2) contribute to community identity; (3) provide job opportunities within the community; (4) allow only those uses that are compatible with the surrounding uses considering varying environmental and other site constraints, and the availability of community water, sewer, or if such services are not available, such uses do not exceed the carrying capacity of the property to provide potable water and absorb waste; and (5) provide services for the community, surrounding rural, farm and forest areas, and traveling public. New commercial uses are those defined under state law as “small-scale, low impact” with building or buildings not to exceed 4,000 square feet of floor area, unless determined that large buildings are intended to serve the rural community, surrounding rural area or the travel needs of the people passing through the area. Expansion of an existing commercial use resulting in building or buildings exceeding 4,000 square feet of floor area are appropriate when the use is intended to serve the rural community, surrounding rural area or the travel needs of people passing through the area.

Section 4.1420. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) Splitting and sale of firewood.
- 2) Roadside stand, which shall be less than 120 sq. ft. in size, subject to provisions in Sections 3.9520-3.9540.
- 3) Low intensity recreation.
- 4) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 5) Handicapped housing facility.
- 6) Land transportation facilities as specified in Section 4.0300.
- 7) Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.

SECTION 4.2200. COASTAL BEACH RESIDENTIAL ZONE (CBR)

Section 4.2210. Purpose

The CBR zone is intended to accommodate the immediate foreseeable demand for low density residential development in the area commonly known as Surf Pines. Surf Pines covers an area of approximately 1-1/2 square miles and is located south of the community of Sunset Beach and west of Neacoxie Lake and Creek. Surf Pines is an area committed to low density rural residential development. This zone is a Goal 14 exceptions area.

Section 4.2220. Development and Use Permitted

The following uses and their accessory uses are permitted under a permit procedure subject to the applicable development standards.

- 1) One family dwelling.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 1) Limited home occupation.
- 2) Public or private neighborhood park or playground.
- 3) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 4) No sign except for:
 - (A) Temporary signs subject to the provisions of Section 3.0130.
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 5) Handicapped housing facility.
- 6) Cluster development subject to the provisions of Sections 3.3000-3.3050.
- 7) Low intensity recreation.
- 8) Land transportation facilities as specified in Section 4.0300.
- 9) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2300. COASTAL RESIDENTIAL ZONE (CR)

Section 4.2310. Purpose

The CR zone is intended to encourage residential and very limited recreation development in the Southwest Coastal planning area primarily where commitments to such development have been made through existing subdivision, partitioning or development, of where the anticipated magnitude or density of development will not require more than a very basic level of services. This zone is a Goal 14 exceptions area.

Section 4.2320. Development and Use Permitted (CR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Limited home occupation.
- 5) Low intensity recreation.
- 6) Public or private neighborhood park or playground.
- 7) Cluster development subject to the provisions of Section 3.3000.
- 8) Signs subject to provisions of Clatsop County Section 3.0130.
- 9) Handicapped housing facility.
- 10) Accessory uses as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the primary use on the same lot or parcel to include, but not limited to detached garages, storage buildings, or other non-agricultural farm uses.
- 11) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 12) Land transportation facilities as specified in Section 4.0300.
- 13) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2400. SINGLE FAMILY RESIDENTIAL-1 ZONE (SFR-1)

Section 4.2410. Purpose

The SFR-1 zone is intended to accommodate the immediate foreseeable demand for low density rural housing in areas where commitments to such uses have already been made through existing subdivisions, partitioning, development and availability of public services (i.e. fire, protection/ community water system). The zone is intended for those areas that have development or will develop having little or no farm uses and houses constructed in a traditional manner, and tracts of land sold on a lot-by-lot basis together with some typical subdivision development. This zone is a Goal 14 exceptions area.

Section 4.2420. Development and Use Permitted (SFR-1)

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Limited home occupation.
- 5) Public or private neighborhood park or playground.
- 6) No signs except for:
 - (A) Temporary signs subject to the provisions of Section 3.0130.
 - (B) Name plates subject to the provisions of Section 3.0130.
- 7) Handicapped housing facility.
- 8) Low intensity recreation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Land transportation facilities as specified in Section 4.0300.
- 11) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2500. RESIDENTIAL-AGRICULTURE-1 ZONE (RA-1)

Section 4.2510. Purpose

The RA-1 zone is intended to accommodate the immediate foreseeable demand for low-density rural residential development in areas where commitments to such uses have already been made through existing subdivision, partitioning, development and availability of public services (fire protection, community water system and roads). In areas contiguous with RA-2 or Urban Growth Boundary residential zones or similar city zone designations, the RA-1 zone is intended to be a transitional zoning district between the AF, F-80, and EFU zones and is the same as the RA-2 zone, with the conversion of such lands to higher density residential use occurring in an orderly and economical manner.

Section 4.2520. Development and Use Permitted (RA-1)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings per are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Limited home occupations.
- 5) Farm use.
- 6) Roadside stand for farm products grown on the premises.
- 7) Forestry.
- 8) Low intensity recreation.
- 9) Public or private neighborhood park or playground.
- 10) Horticultural nursery.
- 11) Temporary uses subject to the provisions of Section 2.8200.
- 12) Handicapped housing facility.
- 13) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 14) Health hardship dwelling subject to the standards in Section 3.0190.
- 15) Communication facilities subject to the standards in Section 3.9400.
- 16) Land transportation facilities as specified in Section 4.0300.
- 17) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2600. RESIDENTIAL-AGRICULTURE-2 ZONE (RA-2)

Section 4.2610. Purpose.

The RA-2 zone is intended to accommodate the immediate foreseeable demand for very low density rural residential development where commitments to such uses have already been made through existing subdivision, partitioning or development, or in selected, small areas having unique scenic quality and other development that will not require more than a very basic level of services (fire protection or community water). In areas contiguous with the SFR or RA-1 or any Urban Growth Boundary area the RA-2 zone is intended to be a transitional zone between the AF, F-80, EFU zones and said residential zone, with conversion of such lands to higher density residential use occurring in an orderly and economical manner.

Section 4.2620. Development and Use Permitted (RA-2)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) One mobile home per lot subject to standards in Section 3.4100.
- 5) Limited home occupation.
- 6) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 7) Farm use.
- 8) Roadside stand for farm products grown on the premises.
- 9) Forestry.
- 10) Low intensity recreation.
- 11) Public or private neighborhood park or playground.
- 12) Horticultural nursery.
- 13) Temporary uses subject to the provisions of Section 2.8200.
- 14) Handicapped housing facility.
- 15) Health hardship dwelling, subject to the standards in Section 3.0190.
- 16) Communication facilities subject to the standards in Section 3.9400.
- 17) Land transportation facilities as specified in Section 4.0300.
- 18) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2700. RESIDENTIAL-AGRICULTURE-5 ZONE (RA-5)

Section 4.2710. Purpose.

The RA-5 zone is intended to accommodate the immediate foreseeable demand for very low density rural residential development in designated outlying areas where commitments to such uses have already been made through existing subdivision, partitioning, or development, or in selected small areas having unique scenic, locational and other suitable site qualities. The RA-5 zone is intended to be applied to land where the anticipated magnitude or density of development will not require more than a very basic level of services, such as single local road access, individual domestic wells and sewage disposal systems. The very low density limitation of the RA-5 zone is also based on prevailing lot sizes, limited or undetermined domestic water sources, or limitations of soil conditions for subsurface sewage disposal.

Section 4.2720. Development and Use Permitted (RA-5)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) One mobile home per lot subject to standards in Section 3.4100.
- 5) Limited home occupation.
- 6) Minor utilities.
- 7) Farm use.
- 8) Roadside stand for farm products grown on the premises.
- 9) Forestry.
- 10) Low intensity recreation.
- 11) Public or private neighborhood park or playground.
- 12) Horticultural nursery.
- 13) Two family dwelling (duplex) subject to Section 4.2770, (1)(A).
- 14) Temporary uses subject to the provisions of Section 2.8200.
- 15) Handicapped housing facility.
- 16) Health hardship dwelling, subject to the standards in Section 3.0190.
- 17) Communication facilities subject to the standards in Section 3.9400.
- 18) Land transportation facilities as specified in Section 4.0300.
- 19) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2800. RESIDENTIAL-AGRICULTURE-10 ZONE (RA-10)

Section 4.2810. Purpose

The RA-10 zone is intended to accommodate the immediate foreseeable demand for very low density rural residential development in outlying areas where commitments to such uses have already been made through existing subdivision, partitioning, development, or in selected small areas having unique scenic, locational and other suitable site qualities. The RA-10 zone is intended to be applied to land where the anticipated magnitude or density of development will not require more than a very basic level of services, such as single local road access, individual domestic wells and sewage disposal systems. The low density limitation of the RA-10 zone is also based on prevailing lot sizes, limited or undetermined domestic water sources, or limitations of soil conditions for subsurface sewage disposal.

Section 4.2820. Development and Use Permitted

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings per Section 1.0500 are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) One mobile home per lot subject to standards in Section 3.4100.
- 5) Limited home occupation.
- 6) Minor utilities.
- 7) Farm use.
- 8) Roadside stand for farm products grown on the premises.
- 9) Forestry.
- 10) Low intensity recreation.
- 11) Public or private neighborhood park or playground.
- 12) Horticultural nursery.
- 13) Two family dwelling (duplex) per Section 4.2770(1)(A).
- 14) Temporary uses per Section 2.8200.
- 15) Handicapped housing facility.
- 16) Health hardship dwelling, subject to the standards in Section 3.0190.
- 17) Communication facilities subject to the standards in Section 3.9400.
- 18) Land transportation facilities as specified in Section 4.0300.
- 19) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.2900. NEIGHBORHOOD COMMERCIAL ZONE (NC)

Section 4.2910. Purpose

In addition to the purposes listed in the policies of the Comprehensive Plan, the purpose of the Neighborhood Commercial zone (NC) is to provide for small concentrations of retail and commercial service surrounding rural areas; to stabilize existing commercial districts; to contribute to community identify and to protect adjacent residences and resources from adverse hazards, noise, glare, traffic congestion and other effects. New commercial uses are those defined under state law as “small-scale, low impact” with building or buildings not to exceed 3,000 square feet of floor area, unless determined through review that large buildings are intended to serve the surrounding rural area or the travel needs of the people passing through the area. Expansion of an existing commercial use resulting in building or buildings exceeding 3,000 square feet of floor area are appropriate when the use is intended to serve the surrounding rural area or the travel needs of people passing through the area.

Section 4.2920. Development and Use Permitted

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) Handicapped housing facility.
- 2) Bed & breakfast establishment subject to the standards in Section 3.8030-3.8050.
- 3) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 4) Land transportation facilities as specified in Section 4.0300.
- 5) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.3000. GENERAL COMMERCIAL ZONE (GC)

Section 4.3010. Purpose and Intent

The purpose of the GC zone is to provide for commercial developments which require large land area including outdoor merchandise display and storage and for wholesale and heavier commercial developments not suitable for location in other commercial zones; and to reserve land along major thoroughfares for developments which require high traffic volumes and prominent visible locations. New commercial uses are those defined under state law as “small- scale, low impact” with building or buildings not to exceed 3,000 square feet of floor area, unless determined through review that large buildings are intended to serve the surrounding rural area or the travel needs of the people passing through the area. Expansion of an existing commercial use resulting in building or buildings exceeding 3,000 square feet of floor area are appropriate when the use is intended to serve the surrounding rural area, or the travel needs of people passing through the area.

Section 4.3020. Application

The GC zone is to be applied on major roads adjacent to or within rural communities.

Section 4.3030. Development and Use Permitted

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) Bed & breakfast establishment subject to the standards in Sections 3.8030-3.8050.
- 2) Splitting and sale of firewood.
- 3) Public or private neighborhood park or playground.
- 4) Golf driving range.
- 5) Low intensity recreation.
- 6) Boat ramps subject to Sections 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.
- 7) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 8) Land transportation facilities as specified in Section 4.0300.
- 9) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**

SECTION 4.3100. TOURIST COMMERCIAL ZONE (TC)

Section 4.3110. Purpose

The Tourist Commercial (TC) zone is intended to provide for accommodations and facilities serving tourists, the motoring public and other travelers; to provide basic services for permanent and seasonal residents; and to concentrate commercial development in appropriate areas so as to maintain the efficiency of major roads. New commercial uses are those defined under state law as “small-scale, low impact” with building or buildings not to exceed 3,000 square feet of floor area, unless determined through review that large buildings are intended to serve the surrounding rural area or the travel needs of the people passing through the area. Expansion of an existing commercial use resulting in building or buildings exceeding 3,000 square feet of floor area are appropriate when the use is intended to serve the surrounding rural area or the travel needs of people passing through the area.

Section 4.3120. Application

The TC zone is to be applied at central intervals on major roads in areas with high recreation or tourist uses; adjacent to or within communities; and in similar areas with intensive tourist use.

Section 4.3130. Development and Use Permitted

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) Residential developments in association with a development that is permitted or conditional such as a dwelling for the owner or operator of a commercial development.
- 2) Handicapped housing facility.
- 3) Bed & breakfast establishment subject to the standards in Sections 3.8030-3.8050.
- 4) Public or private neighborhood park or playground.
- 5) Golf driving range.
- 6) Low intensity recreation.
- 7) Boat ramps subject to Section 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.
- 8) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 9) Land transportation facilities as specified in Section 4.0300.
- 10) **Short term rental subject to the standards in Chapter 5.12, Clatsop County Code.**
