

ARTICLE 19C

(CRE) Rural Commercial

SECTION 3.19C.000 Purpose

The Rural Commercial classification is intended to maintain pre-existing rural area commercial uses and to create and enhance opportunities for small scale low impact and rural resource related commercial uses. Uses which serve the traveling public are also consistent with this classification. It is intended that new uses will not exceed the capacity of the area to provide water and absorb sewage. While uses located within this zone may provide employment opportunities, it is the intent of this zone to support rural levels of commercial development which have a limited impact on surrounding uses and communities or cities and which do not use a public sewage disposal system.

SECTION 3.19C.050 Permitted Uses, Small Scale Low Impact

In the CRE zone, the following uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 3,000 sq. ft. of floor space and are subject to the general provisions and exceptions set forth by this ordinance.

1. Retail sales of previously prepared agricultural or forestry products.
2. Veterinary clinic.
3. Grocery store.
4. Antique, art, gift, handicraft, novelties or other similar stores; and second hand stores if conducted wholly within an enclosed building.
5. Restaurant, café or delicatessen.
6. Sporting goods sales, including outdoor recreational equipment rental and repair.
7. Automobile service station and repair garages, provided that greasing and tire repairing are performed completely within an enclosed building.
8. General store or mercantile.
9. Seed and garden supplies, agricultural supplies and machinery sales store.
10. Nurseries (landscape items).
11. Taverns.
12. Public and semi public buildings and uses, subject to the development standards of the PR classification.

13. Parks, playgrounds or community centers, subject to the development standards of the PR classification.
14. Single family residence in conjunction with a permitted use.
15. A dwelling above a commercial structure.
16. Farm and forest machinery repair.
17. Manufacture of products used in agricultural or forestry operations for sale on premises only; such as hay trailers, fencing and water tanks.
18. Manufacture of handicraft goods for sale on premises only; such as wooden wares, pottery, tile, archery and seashell wares.

SECTION 3.19C.100 Permitted Uses, Generally

In the CRE zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Commercial uses existing on or before December 31, 2000, not otherwise listed in this zone, and, if in a building or buildings, the total square footage does not exceed 5,000 square feet.
2. Commercial uses that require proximity to rural resources and/or rely on rural resources in their day to day operation.
3. Non-resource commercial uses permitted under Goals 3 and 4.

SECTION 3.19C.150 Buildings and Uses Permitted Conditionally

In the CRE zone, the following uses and their accessory buildings and uses are permitted subject to the provisions of 2.060.1 and Article 39 of this chapter.

1. Mobile Home Parks, subject to the provisions of Article 51.
2. Recreational Vehicle Park, subject to the provisions of Article 39.
3. Specialized commercial recreational facilities.
4. Nonresource commercial uses conditionally permitted under Goals 3 and 4.

SECTION 3.19C.200 Property Development Standards

1. **Area:**
 - a. No standard established, except that:

- i. the site shall be of sufficient size to accommodate an on-site sewer system and water system, unless such system can be accessed by easement or water is to be provided by a public provider; and
- ii. for residential uses, the standards of the RR zone shall apply.

2. Coverage:

- a. No more than 60% of the property shall be covered by all buildings located thereon; except
- b. A building or buildings supporting a use existing on or before December 31, 2000, may be expanded up to a total of 5,000 sq. ft.

3. Setbacks:

- a. Front Yard: Fifteen (15) feet from the public right-of-way.
- b. Side Yard: Five (5) feet.
- c. Rear Yard: No rear yard setback is required when abutting a commercial or industrial designated parcel. When not abutting a commercial or industrial parcel, no structure other than a fence or sign shall be located closer than five (5) feet from the rear property line.
- d. Vision Clearance: Vision clearance on corner properties shall be a minimum of 20 feet.
- e. Resource Land: Any development which has a yard area abutting a Goal 3 or Goal 4 resource zone shall have no structures other than a fence or sign located closer than 25 feet from the Goal 3 or Goal 4 designated land.

4. Height: Maximum height of any structure shall be 35 feet.

5. Signs:

- a. Signs for uses other than on-site commercial activity shall be limited to a total area of 50 sq. ft.
- b. Signs may be illuminated but shall not be flashing or blinking.
- c. Signs for on-site uses may exceed the 35' height limitation of this zone.

- 6. Parking:** Off-street parking shall be provided in accordance with Article 35.
- 7. Access:**
 - a. Access improvements may be required by Douglas County, on County Roads, for uses authorized in the CRE zone. Such improvements shall be directly related to the impact of the use on adjacent properties and vehicular movement.