

Article 47 and 48

Unincorporated Community Zones-Resort Community of Minam

SECTION 47.010, PURPOSE: The primary purpose of the **Minam Commercial / Residential Zone** is allow small scale, non-disruptive commercial activity on individual lots within portions of the community which also contain residential dwellings.

SECTION 47.015, PERMITTED USES: In the **Minam Commercial / Residential Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Schools
02. Bed and breakfast facilities
03. Signs
04. Public parks
06. Home occupations
07. Public laundromat and shower facilities
08. Antique store/ gift shop / bookstore/ coffeehouse / bakery/ art gallery
09. Single family dwellings
10. Plant nursery, produce stand, truck garden or orchard with sales stand
11. Keeping and grazing of livestock.
12. Rental cabins
13. Educational / sightseeing / hunting / fishing services
14. R. V. parks
15. Private campgrounds
16. Recreation centers

SECTION 47.020 BUILDING AND ACTIVITIES PERMITTED CONDITIONALLY. In the **Minam Commercial / Residential Zone**, the following uses, other substantially similar uses, and their accessory uses may be established subject to public hearing review for compliance with the requirements of Article 9, Conditional Use Permit, and other applicable provisions of this ordinance.

01. Traveler accommodations, including hotels, motels, lodges, and RV camps not to exceed 25 R. V. hook-up spaces, or 25 accommodation units, and, for RV camps or expansion of existing facilities (Minam Motel) not to exceed 25 total units, only if served by a DEQ approved on site sewage system, or, for new hotels, motels, or lodges, only if served by a community sewer system.
02. Church facilities
03. Retail or Wholesale businesses
04. Eating or drinking establishments
05. Small scale manufacturing and production of arts and crafts/ sporting goods/ tack gear or clothing.
06. Community centers
07. Equipment storage (excluding junkyards)
08. Office spaces

SECTION 47.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In the **Minam Commercial / Residential Zone**, the minimum lot size shall be either the pre-existing town plat lot, or the minimum size required to provide water service and to satisfy both structural setbacks and DEQ requirements, whichever is larger.
02. **ACCESS:** Shall be by an improved access meeting the requirements of Article 32, Road Standards.
03. **LANDSCAPE:** All noxious weeds will be removed and controlled. River front portions of the lot shall be maintained in existing condition or, if enhanced, shall be vegetated by shrubs or trees, with a minimum of 30% bank-cover.

04. BUILDING SPECIFICATIONS: Must meet OAR Chapter 736, division 40 - Oregon Scenic Waterways regulation 736-40-035 and 040 (l) and (f) and also comply with any other applicable "river community" standards under the Oregon Scenic Waterway and Federal Wild and Scenic River management plans. Applicants for County permits should contact the plan administrator, Oregon State Parks and Recreation Department, Baker City Office, for current state and federal regulations and be sure to show how applicable rules will be complied with in the application submitted to Wallowa County. The County will consult with federal and state plan administrators prior to a decision on an application.

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

05. STREAM CORRIDOR MANAGEMENT: All new building construction shall be set back a minimum of 100' from the normal high water mark of the Wallowa or Minam rivers.

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

06. FIRE SAFETY: Appropriate spark arrestors must be provided on all chimneys. Appropriate fire suppression devices shall be installed or always available and maintained on site. All roof materials shall be non-combustible.

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

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

SECTION 48.010, PURPOSE: The primary purpose of the **Minam Commercial Zone** is to provide areas suitable and desirable for those retail service, tourist, and other similar commercial activities needed in the community.

SECTION 48.015, PERMITTED USES: In the **Minam Commercial Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Traveler accommodations, including hotels, motels, lodges, and RV camps not to exceed 25 R. V. hook-up spaces, or 25 accommodation units, and, for RV camps or expansion of existing facilities, only if served by a DEQ approved on site sewage system, or, for new hotels, motels, or lodges, only if served by a community sewer system.
02. R. V. sites and campgrounds
03. Retail sports store
04. Art gallery / Art or camera supplies store
05. Agriculture or building supply store
06. General merchandise and grocery store
07. Rental cabins
08. Single family dwelling
09. Private or public recreation facility
10. Educational / sightseeing / hunting / fishing services
11. Small scale manufacturing and production of arts/ crafts/ sporting goods/ tack gear or clothing.
12. Museum
13. Office spaces

SECTION 48.020, BUILDING AND ACTIVITIES PERMITTED CONDITIONALLY: In the **Minam Commercial Zone**, the following uses, other substantially similar uses, and their accessory uses may be established subject to public hearing review for compliance with

the requirements of Article 9, Conditional Use Permit, and other applicable provisions of this ordinance.

01. Gas stations

02. Public restrooms and laundromats

SECTION 48.025 PROPERTY DEVELOPMENT STANDARDS

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

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

03. **LANDSCAPE:** All noxious weeds will be removed and controlled. River front portions of the lot shall be maintained in existing condition or, if enhanced, shall be vegetated by shrubs or trees, with a minimum of 30% bank-cover.

04. **BUILDING SPECIFICATIONS:** Must meet OAR Chapter 736, division 40 - Oregon Scenic Waterways regulation 736-40-035 and 040 (l) and (f) and also comply with any other applicable "river community" standards under the Oregon Scenic Waterway and Federal Wild and Scenic River management plans. Applicants for County permits should contact the plan administrator, Oregon State Parks and Recreation Department, Baker City Office, for current state and federal regulations and be sure to show how applicable rules will be complied with in the application submitted to Wallowa County. The County will consult with federal and state plan administrators prior to a decision on an application.

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

05. STREAM CORRIDOR MANAGEMENT: All new building construction shall be set back a minimum of 100' from the high water mark of the Wallowa or Minam rivers.

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

06. FIRE SAFETY: Appropriate spark arrestors must be provided on all chimneys. Appropriate fire suppression devices shall be installed or always available and maintained on site.

All roof materials shall be non-combustible.

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

Front Yard: 20'

Side and Rear Yard: 10'