

Article 49-52

Unincorporated Community Zones-Rural Community of Troy

SECTION 49.010, PURPOSE: The primary purpose of the **Troy 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 49.015, PERMITTED USES: In the **Troy Commercial / Residential Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Office spaces
02. Bed and Breakfast facilities
03. Signs (Low voltage. Downward directed and shielded illumination.)
04. Public park
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 of goats, sheep, llamas, calves, and poultry; horses excluded.
12. Rental cabins
13. Educational / sightseeing / hunting / fishing services
14. R. V. park
15. Private campgrounds
16. Recreation center

SECTION 49.020 BUILDING AND ACTIVITIES PERMITTED

CONDITIONALLY. In the **Troy 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, 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
03. Retail or wholesale business
04. Eating or drinking establishment
05. Small scale manufacturing and production of arts and crafts/ sporting goods/ tack gear or clothing.
06. Community center
07. Equipment storage: screened from view or within building, (excluding junkyards).

SECTION 49.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In a **Troy 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 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 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 Ariver 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 3,000 square feet. All outside lights, including security 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 75' from the normal high water mark of the Grande Ronde or Wenaha rivers and comply with applicable state or federal river corridor management plans (see above).

All development must also 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 AND FLOOD SAFETY:** Appropriate fire suppression devices shall be installed or always available and maintained on site. Screen-covered burn barrels are allowed, but shall not be lit after 12 noon.

In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.

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

Front yard: 15' Side and rear yards: 10'

SECTION 50.010 PURPOSE: The primary purpose of the **Troy Residential/Commercial Zone** is to provide areas suitable and desirable for single family dwellings, and business activity regulated to reduce noise, traffic and operating hour conflicts with residential uses.

SECTION 50.015, PERMITTED USES: In the **Troy Residential/ Commercial Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Produce, truck gardens with sales stand
02. Bed and Breakfasts
03. Home occupations
04. Single family dwellings, permanent or seasonal, not to exceed 2000 square feet per floor.
05. Keeping of goats, sheep, llamas, calves, and poultry. Horses excluded.

SECTION 50.020, BUILDING AND ACTIVITIES PERMITTED

CONDITIONALLY. In the **Troy Residential/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. Antique / gift shop / bookstore / coffee shop or bakery
02. Educational / sightseeing /hunting /fishing services
03. Equipment storage (excluding junkyards)
04. Keeping of horses

SECTION 50.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In the **Troy Residential / 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 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 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 Ariver 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 2,000 square feet. All outside lights, including security 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 75= from the normal high water mark of the Grande Ronde or Wenaha Rivers and comply with applicable state or federal river corridor management plans (see above).

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 AND FLOOD SAFETY:** Appropriate fire suppression devices shall be installed or always available and maintained on site. Screen-covered burn barrels are allowed, but shall not be lit after 12 noon.

In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.

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

Front Yard: 15= Side and Rear yard: 15'

SECTION 51.010, PURPOSE: The primary purpose of the **Troy Commercial Zone** is to provide areas suitable and desirable for those retail service, tourist, and other similar commercial activities needed in the community.

SECTION 51.015, PERMITTED USES: In the **Troy 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. Retail sports store
03. Art gallery / Art and camera supplies store
04. Agriculture or building supply store
05. General merchandise and grocery store
06. Rental cabins
07. Single family dwellings
08. Private or public outdoor recreation facility/horse stables
09. Educational / sightseeing / hunting / fishing services
10. Small scale manufacturing and production of arts/ crafts/ sporting goods/ tack gear or clothing
11. Plant nursery, produce stand, truck garden or orchard with sales stand.

SECTION 51.020, BUILDING AND ACTIVITIES PERMITTED CONDITIONALLY. In the **Troy 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 station and auto repair facility

02. Shop welding, farm equipment supply or repair
03. Rental cabins and R. V. pad sites

SECTION 51.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In the **Troy 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 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 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 Ariver 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 2,500 square feet. All outside lights, including security 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 75= from the normal high water mark of the Grande Ronde or Wenaha Rivers and comply with applicable state or federal river corridor management plans (see above).

All development must also 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 AND FLOOD SAFETY:** Appropriate fire suppression devices shall be installed or always available and maintained on site. Screen-covered burn barrels are allowed, but shall not be lit after 12 noon.

In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.

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

Front Yard: 5= Side and Rear yard: 10'

SECTION 52.010, PURPOSE: The primary purpose of the **Troy Public/Utilities Zone** is to recognize publicly owned areas which may allow free access, or be designated closed from public access for utility purposes.

SECTION 52.015, PERMITTED USES: In the **Troy Public/Utilities Zone** the following uses, other substantially similar uses, and their accessory uses are permitted in accordance with Article 3, Ministerial Review:

01. Public school buildings, playgrounds, library, and teachers= residence.
02. Equipment storage, repair facilities and fuel systems.
03. Public parks
04. Facility maintenance employee residence

SECTION 52.020, BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY. In the **Troy Public/Utilities 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. Fire station

SECTION 52.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In the **Troy Public/Utilities Zone**, the minimum lot size shall be

either the pre-existing town plat lot, or the minimum size required to provide water service, and 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 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 Ariver 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

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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.

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In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.

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

Front Yard: 15'

Rear and Side yard: 10'