

Article 53

Unincorporated Community Zones-Rural Service Community of Flora

SECTION 53.010, PURPOSE: The Purpose of the Flora Rural Service Zone is to provide standards for establishment of residential and commercial uses servicing the needs of rural residents and limited tourist commercial services consistent with the maintenance of the rural character of the area.

SECTION 53.015, PERMITTED USES: In the Flora Rural Service Zone the following uses, and other substantially similar uses, and their accessory uses are permitted.

01. Farming-excluding livestock feed lots or sale yards.
02. Keeping of livestock or poultry.
03. Signs.
04. Public parks, playgrounds or community buildings.
06. Home occupations, subject to Article 35, Home-Based Occupations.
07. Retail stores, offices, wholesale facilities or service establishments limited to a total of 4000 square feet, except for existing structures.
08. Restaurants.
09. Non-farm, single family dwellings.
10. Plant nurseries, produce stands, truck gardens or orchards.
11. Bed and Breakfast facilities.
12. Art galleries.
13. Educational / sightseeing / hunting / fishing services
14. Rental cabins.
15. Traveler accommodations including hotels, motels, lodges, and RV camps not to exceed 25 R. V. hook-up spaces, or 25 accommodation units; only allowable if adequate water services are available and, for RV camps, if served by a DEQ

approved on site sewage system, and, for new hotels, motels, or lodges, only if served by a community sewer system.

15. Private campgrounds.
16. Museums.
18. Schools.

SECTION 53.020 BUILDING AND ACTIVITIES PERMITTED CONDITIONALLY

01. Small scale manufacturing and production of arts/ crafts/ sporting goods/ agricultural products/ educational materials. Buildings limited to 10,000 square feet, except for existing structures.
02. Equipment storage (Excluding junkyard).

SECTION 53.025 PROPERTY DEVELOPMENT STANDARDS

01. **PARCEL SIZE:** In **Flora Rural Service**, 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 served by an improved access meeting the requirements of Article 32, Road Standards.
03. **LANDSCAPE:** All noxious weeds will be removed and controlled.
04. **BUILDING SPECIFICATIONS:** Except for existing structures, no commercial use building shall exceed 4,000 square feet, nor shall a new industrial structure exceed 10,000 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 25= from open ponds, springs or ditches. All development must comply with any applicable provisions of Article 36, Salmon Habitat protection.

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'