



MEMORANDUM

To: Curry County Board of Commissioners

From: Curry County Planning Division

Meeting Date: January 31, 2012

Subject: Proposed Amendments to the Rural Commercial Zone

Attached is a copy of the proposed amendments to the text of the Rural Commercial (RC) zone of the Curry County Zoning Ordinance (CCZO). The proposed amendments will allow single family residential, multiple family residential, residential care and mixed (commercial and residential) uses in non-residential structures/buildings constructed prior to February 13, 1989 and located on parcels within the Rural Commercial (RC) zone. The reasoning behind the proposed amendments is to “recycle” existing structures in good condition, which are located in rural communities or rural exception areas and are no longer being used for their original intended purpose (i.e., closed school buildings in rural communities).

The proposed amendments also clarify that the rezoning of property to the RC zone is limited to areas where a rural exception has already been taken or, if a rural exception has not been taken, an exception to Goals 3 or 4 will be required. The proposed use must also meet the requirements of OAR 660-022-0030, which governs planning and zoning in unincorporated communities.

In addition, the proposed amendments eliminate CCZO Section 3132(7), which requires conditional use approval before land division approval (See Attachment, page 3), and CCZO Section 3.133(4), which states that “no division of land shall be allowed that will create a vacant parcel less than five acres unless the county has approved a Goal 2 [(Land Use Planning)] exception to Goal 14 [(Urbanization)].” We propose eliminating these standards because they seem excessive if exceptions to Goals 3 or 4 have already been taken for the area.

Attachment: Proposed Amendments to the Curry County Zoning Ordinance, Rural Commercial Zone (1.31.12)