

Site Specific Incentives: 92240 North Bank Lane, Coquille, OR 97423

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This property lies within the Coquille Valley Enterprise Zone standard program, and this means that industrial sites and projects are eligible for tax abatement. If a company was to purchase this site and make improvements on it, those would be considered for tax abatement. If major equipment was upgraded, improved or built on this site those would also be eligible for tax abatements. At the start of construction, a 2 year tax abatement can be applied for and once a site is operational it is available for tax abatement up to 3 years.

Enterprise zones in Oregon also offer long-term rural enterprise zone options. In order for a company to receive this designation a number of criteria must be met based on the number of jobs coming into the community and approval by the zones sponsors. Once approved many incentives are available once a certified facility commences operations, it is not subject to local property taxes, under special provisions for this program. 7 to 15 consecutive years of full relief from property taxes on new facility property, once permitted for use and occupancy. With the Governor's approval, credit equal to 62.5% of gross payroll against state corporate excise (income) taxes. (Credits received over a 5 to 15 year period, and each credit may be carried forward for five succeeding years.)

In order for a long term project to be approved these objectives must be met:

- Total investment costs need to be greater than 1% (or .5% if more than 10 miles from Interstate 5) of a county's total real market value by the end of the year when operations begin. This base amount varies from \$1 to \$25 million, depending on the location.
- Within three or five years of commencing operations, the business must hire a minimum number of new, full-time employees (10, 35, 50 or 75 jobs, again, depending on location) to be maintained during the tax abatement period. (A minimum of 10 new employees suffices in most relevant zones, if the investment exceeds \$200 million.)
- By the fifth year after commencing operations, average annual compensation (including benefits) for all workers at the facility must be at least 150% of the county average annual wage, based on the latest, final figure, at which point the minimum is set for the rest of the exemption period.

This property is also eligible for New Market Tax Credits which is offered at the Oregon and federal level and offers the following:

- The tax credits are realized over the course of seven years. The total tax credit is calculated as 39% of the total qualified investment. The qualified investment amount is not to exceed \$8 million per project or \$3.12 million in tax credits per project.
 - 0% for years 1 and 2
 - 7% for year 3
 - 8% for years 4, 5, 6 and 7

There are some requirements for this to take hold and they are as follows: Investments can only be made in qualified, existing low-income community businesses located in Oregon as defined by section 45D of the Internal Revenue Code. These are census tracts that have a poverty rate of 20% or more, or the median family income is below 80%, the greater of: (a) statewide median family income or (b) metropolitan median family income.

This site might also be eligible for brownfields development. A brownfield is property where expansion or redevelopment is complicated by actual or perceived environmental contamination. Oregon's Brownfields Program is available to provide financing for the full range of environmental activities—assessment through cleanup—associated with brownfields redevelopment. Business Oregon works closely with the Oregon Department of Environmental Quality to ensure that a project's scope of work will achieve environmental compliance and meet the needs of the redevelopment project.

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

May 4, 2022 9:02:42 am

Account # 712701
Map # 27S13210002300
Code - Tax # 0892-712701

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name HACKETT INVESTMENTS LLC

Deed Reference # 2014-07348

Agent

Sales Date/Price 09-15-2014 / \$146,000.00

In Care Of

Appraiser

Mailing Address 93472 WEST MILL LN
COOS BAY, OR 97420-6214

Prop Class 301 MA SA NH Unit
RMV Class 301 04 17 RRL 12784-1

895K

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
0892 Land	158,270					Land	0
Impr.	19,450					Impr.	0
Code Area Total	177,720	150,140	150,140	0	0	0	0
Grand Total	177,720	150,140	150,140	0	0	0	0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0892	20	☒		IND, EFU	Market	100	A	7.00	IMP	009	154,040
0892	30	☒		IND, EFU	Market	100	A	10.12	MV	009	1,840
0892	10	☐		IND, EFU	Market	100	A	13.03	MV	009	2,390
Grand Total								30.15			158,270

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0892	1	0	931	Misc Industrial		100	10		19,450
Grand Total								10	19,450

Exemptions / Special Assessments / Potential Liability											
Code Area 0892											
SPECIAL ASSESSMENTS:											
■ BEAVER SL DRAINAGE DISTRICT					Amount	35.00	Acres	0	Year	2022	
■ BEAVER SLOUGH DRAINAGE BOND					Amount	27.00	Acres	0	Year	2022	
FIRE PATROL:											
■ FIRE PATROL TIMBER					Amount	53.87	Acres	30.15	Year	2022	
■ FIRE PATROL SURCHARGE					Amount	47.50			Year	2022	

Tolopia fish - lots of ponds - Buyer Mushrooms + grow heap.

water must be done in
5 year period from 2021

Gate 56.00
combo

well - has to be metered and allowed 15,000 gallons/day

40' wide easement -

3 phase power on property.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

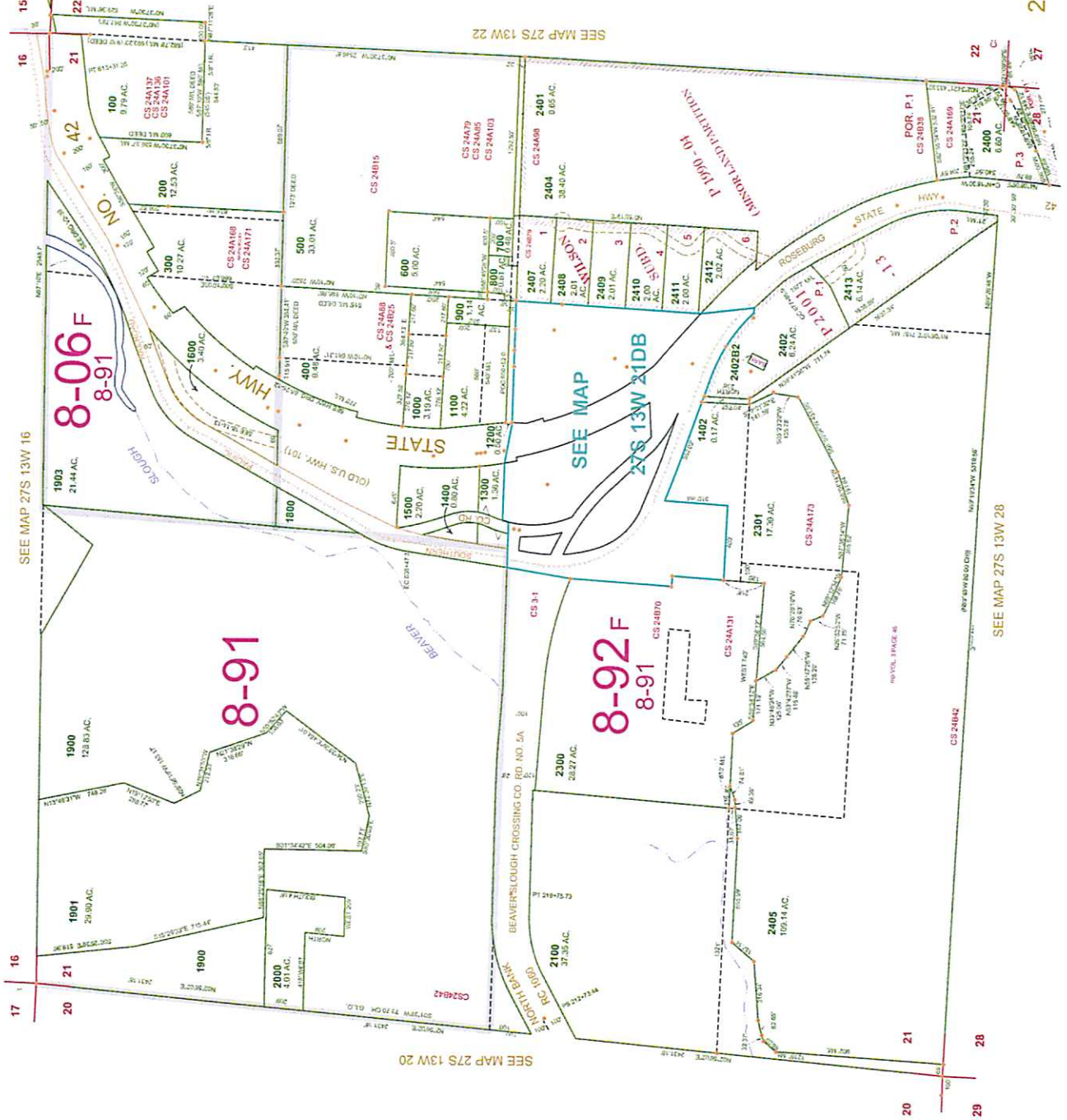
SECTION 21 T27S R13W W.M.
COOS COUNTY

1" = 400'

27S 13W 21
& INDEX

CANCELLED NO.

1700
1700M1
2200A1
2200
2400M1
2300A1
2400B1
1001
1101
2403
2402A3
2302
1902
2101
2414
2303
201
2415
2406
1403
2416
2304
2417
801



04-26-2021

27S 13W 21
& INDEX

(5) **Commercial (C-1)** - The following siting standards apply to all USES, ACTIVITIES and DEVELOPMENT C-1 zoning district.

- (a) Minimum lot/parcel size – None but general dimension requirements apply.
- (b) Setback - Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts.
- (c) Building Height - sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet (i.e. if the setback is 10 feet, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above the height limits is thereby added. Such over height object shall not be used for advertising of any kind.
- (d) Density or Size limits - Commercial structures shall be small-scale, low impact commercial use and be subject to the following building size limits:
 - (1) No size limits inside urban growth boundary;
 - (2) For building or buildings located within an Unincorporated Community Boundary as adopted by the Coos County Comprehensive Plan Volume 1 Part 2 § 5.5 the following square foot requirements apply:
 - 1. Urban Unincorporated Community shall not exceed 8,000 square feet of floor space; or
 - 2. Rural Unincorporated Community shall not exceed 4,000 square feet of floor space.
- (e) Design Standards:
 - (1) The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;
 - (2) Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.
 - (3) Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;
 - (4) Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and
 - (5) Hours of operation may be required in areas predominantly surrounded by residential zones.

(6) **Industrial (IND) and Airport Operations (AO)** - The following siting standards apply to all USES, activities and development within the IND and AO zoning districts.

- (a) Minimum lot/parcel size –
 - i. No minimum lots size standard for this zone.
 - ii. Minimum street frontage and minimum lot width is 20 feet.
- (b) Setback -

- i. Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts.
- ii. Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.

(c) Building Height - does not have any requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet (i.e. if the setback is 10 feet, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above the height limits is added. Such over height object shall not be used for advertising of any kind.

(d) Building Density or Size limits –

- i. For building or buildings located within an Unincorporated Community Boundary as adopted by the Coos County Comprehensive Plan Volume 1 Part 2 § 5.5 the following square foot requirements apply:
 - 1. Urban Unincorporated Community shall not exceed 60,000 square feet of floor space; or
 - 2. Rural Unincorporated Community shall not exceed 40,000 square feet of floor space.

(e) Design Standards:

- i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;
- ii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent Rural Residential, Urban Residential or Controlled Development Zoning districts.
- iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;
- iv. Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and
- v. Hours of operation may be required in areas predominantly surrounded by residential zones.

(7) Recreation (REC), South Slough (SS) and Minor Estuary and Shoreland (MES) –

(a) Minimum lot/parcel size – There are no required minimum lot/parcel sizes.

SECTION 4.3.100 USES NOT LISTED AND COMPLIANCE WITH OTHER SECTIONS:

Development, Uses and Activities may be further restricted by Definitions, Review Standards, Development and Siting Criteria or Special Development Considerations and Overlays. If a use is not listed then it is prohibited unless a similar use determination is made pursuant to Article 5.14 or it is found to exempt from review pursuant to Section 1.1.800 Exclusions from Permit Requirements.

No structure shall be erected, converted enlarged, reconstructed, replaced, or altered, nor shall any structure or use be changed, except in accordance with the provisions of the CCZLDO. Certain uses, activities, structures or developments have been excluded from requiring a permit which is under Section 1.1.800 of the CCZLDO.

SECTION 4.3.200 ZONING TABLES FOR URBAN AND RURAL RESIDENTIAL, MIXED COMMERCIAL-RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MINOR ESTUARY AND SOUTH SLOUGH

The table indicates the type of review process that is required. Remember that CU is an conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing) As used in the zoning tables the following abbreviations are defined as:

- "P" permitted and requires no review from the Planning Department. No review is required but other agencies may have requirements.
- "CD" compliance determination review (permitted with standards) with clear and objective standards (Staff review usually referred to as Type I process or ministerial action). These uses are subject to development standards in sections 4.3.22, 4.3.230 and notices requesting comments may be provided to other agencies as result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.
- "ACU" Administrative Conditional Use (Planning Director's Decision usually referred to as a Type II Process)
- "HBCU" Hearing Body Conditional Use (Planning Commission, Board of Commissioner or Hearings Officer Decision usually referred to as a Type III Process)
- "PLA" Property Line Adjustments subject to standards found in Chapter 6.
- "P", "SUB", "PUD" = Partition, Subdivision, Planned Unit Development that require Land Division Applications subject to standards found in Chapter 6.
- The "Subject To" column identifies any specific provisions of Section 4.3.210 to which the use is subject.
- "N" means the use is not allowed.

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.200 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones													Subject To
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
	Forest, Farm and Natural Resource Uses – This category includes uses for or associated with forestry, farming, open space and habitat management.														
1.	Accessory Farm or Forest Structures and Uses to existing use. Accessory farm structures shall meet the definition of ORS 455.315.	CD	CD	CD	CD	CD	N	CD	N	N	N	N	N	N	
2.	Agricultural building, as defined in ORS 455.315, customarily provided in conjunction with farm use. A person may not convert an agricultural building to another use. Must have five acres or more.	N	N	N	CD	CD	N	CD	N	N	N	N	N	N	
3.	Agricultural Uses (farm) not for profit	P	P	P	P	P	P	P	P	P	P	P	P	P	
4.	Agricultural Uses (Farm) for profit (In residential when allowed property must have five or more acres to have agricultural for profit to qualify for a farm or forest structure)	N	N	N	P	P	N	N	N	N	N	N	N	N	

#	Use	Zones										Subject To		
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES
5.	Commercial activities in conjunction with farm use, processing of farm crops including marijuana	N	N	N	N	CD	ACU	ACU	CD	CD	N	N	N	N
6.	Commercial seasonal product sale in conjunction with farm or forest. Seasonal product sale not to exceed forty-five (45) days. Subject to renewal.	N	N	N	CD	CD	CD	CD	CD	N	N	N	N	N
7.	Contaminated Soil/Land Farming	N	N	N	N	N	N	N	N	P	N	N	N	N
8.	Exploration only for geo-thermal energy, aggregate and other mineral or subsurface resource.													
	<i>a.</i> Geo-thermal	ACU	ACU	ACU	CD	CD	ACU	CD	P	P	ACU	ACU	ACU	N
	<i>b.</i> Aggregate	N	N	N	N	N	N	N	P	P	ACU	N	N	N
	<i>c.</i> Subsurface Resource – Any Natural Resource located below the surface (underground).	N	N	N	N	N	N	N	P	P	ACU	N	N	N
	<i>e.</i> Other mineral- Any other natural resource not described above	N	N	N	N	N	N	N	P	P	ACU	N	N	N
9.	Forestry, including propagation, management or harvesting (Five acres or more or for profit) No Structures	N	N	N	P	P	N	N	P	P	P	P	P	P
10.	Forestry, including propagation, management or harvesting (less than five acres) No Structures	N	N	N	P	P	N	N	P	P	P	P	P	N
11.	Forestry-Primary Processing of Forest Products (personal use not regulated)	N	N	N	HBCU	HBCU	N	N	CD	CD	N	N	N	N
12.	Marijuana growth and production for profit (Personal growth AND use not regulated)	N	N	N	N	CD	N	CD	CD	ACU	N	N	N	N
13.	Mitigation/ Active Restoration	N	N	N	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
14.	Passive Restoration (Permitted outright in state law)	P	P	P	P	P	P	P	P	P	P	P	P	P
15.	Wildlife – Hunting and Fishing preserve (no structures)	N	N	N	HBCU	HBCU	N	HBCU	HBCU	N	N	CD	P	P
16.	Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
17.	Winery	N	N	N	ACU	ACU	N	ACU	N	N	N	N	N	N
Residential Uses – This category is for uses and structure for human occupancy as living quarters														
18.	Accessory Uses and Structures to permitted residential	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
19.	Accessory Dwelling Unit	CD	CD	CD	N	N	CD	N	N	N	N	N	N	N
20.	Dwelling-Duplex (Two Family Dwelling)	CD	CD	CD	CD	CD	CD	CD	N	N	N	N	N	N
21.	Dwelling – Floating Home	N	CD	N	CD	CD	N	N	N	N	N	CD	N	N
22.	Dwelling – Guest House	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	N	N	N	N

#	Use	Zones											Subject To	
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC		SS
23.	Dwelling – Long Term Rental (Existing Dwelling)	P	P	P	P	P	P	P	P	P	P	P	P	(27)
24.	Dwelling–Historical Dwelling – Modification (see historical special development consideration)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	(27)(e)
25.	Dwelling –Manufactured Single Family (ORS 446.003)	CD	CD	CD	CD	CD	CD	CD	N	N	N	N	N	(27)(f)
26.	Dwelling – Mobile Single Family (ORS 446.003)	N	CD	CD	CD	CD	CD	CD	N	N	N	N	N	(27)(g)
27.	Dwelling – Multi Family (More than two units)	N	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	N	N	(27)(h)
28.	Dwelling - Replacement	CD	CD	CD	CD	CD	CD	CD	ACU	ACU	ACU	ACU	ACU	(27)(i)
29.	Dwellings – Residential Uses in Commercial	N	N	N	N	N	CD	ACU	CD	N	N	N	N	(27)(j)
30.	Dwelling- Single Family Conventional	CD	CD	CD	CD	CD	CD	CD	N	N	N	N	N	(27)(k)
31.	Dwelling – Single Family Dwelling in Recreational	N	N	N	N	N	N	N	N	N	N	ACU	N	(27)(l)
32.	Dwelling – Temporary													
a.	Temporary Dwelling During Construction	N	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N	(27)(m)(i)
b.	Hardship (Family/Medical)	CD	CD	CD	CD	CD	CD	CD	N	N	N	N	N	(27)(m)(ii)
c.	Recreational Vehicle Use	N	N	N	CD	CD	CD	CD	N	N	N	N	N	(27)(m)(iii)(1)
	2. Camping (outside of an approved RV Park)	N	N	N	N	N	N	N	N	N	CD	N	N	(27)(m)(iii)(2)
e.	Watchman/caretaker	N	N	N	N	N	HBCU	CD	CD	CD	CD	CD	N	(27)(m)(iv)
33.	Manufactured/Mobile Home Park	N	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	N	N	N	N	N	(61)
34.	Residential Planned Unit Development	ACU	ACU	ACU	ACU	ACU	HBCU	ACU	ACU	N	N	N	N	(74)
Commercial Uses – This category includes uses or structures for sale of goods or services.														
35.	Accessory Uses and Structures to permitted commercial	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	(1)
36.	Advertising	N	N	N	N	N	ACU	N	CD	CD	CD	N	N	(3)
37.	Acro Sales, Repair and Storage	N	N	N	N	N	ACU	N	CD	CD	CD	N	N	(4)
38.	Auto/Vehicle Rental	N	N	N	N	N	ACU	CD	CD	N	N	N	N	(9)(a)
39.	Auto/Vehicle Repair and Storage	N	N	N	N	N	ACU	CD	CD	ACU	N	N	N	(9)(b)
40.	Auto/Vehicle Sales	N	N	N	N	N	ACU	CD	CD	N	N	N	N	(9)(c)

#	Use	Zones											Subject To		
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
41.	Bed and Breakfast (in existing dwelling)	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	ACU	N	N	N	N	N	(10)
42.	Call Centers	N	N	N	N	N	ACU	ACU	CD	CD	N	N	N	N	(11)
43.	Cemeteries	N	N	N	ACU	ACU	ACU	ACU	HBCU	N	N	N	N	N	(13)
44.	Commercial Offices	N	N	N	N	N	ACU	ACU	CD	N	N	N	N	N	(16)
45.	Community Services	N	N	N	N	N	ACU	ACU	CD	N	N	N	N	N	(19)
46.	Day Care Facility	CD	CD	CD	CD	CD	CD	CD	ACU	N	N	N	N	N	(25)(a)
	a. 12 people or less	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	N	N	N	(25)(b)
	b. 13 people or more	N	N	N	N	N	HBCU	ACU	ACU	N	N	N	ACU	N	(26)
47.	Dormitories to serve an Educational Facility	N	N	N	N	N	HBCU	HBCU	CD	N	CD	HBCU	N	N	(28)
48.	Eating and Drinking Establishments	N	N	N	N	N	ACU	HBCU	CD	N	N	N	N	N	(35)
49.	Financial Institutions	N	N	N	N	N	ACU	ACU	CD	N	N	N	N	N	(40)
50.	Golf Courses	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	N	N	ACU	N	N	(44)
51.	Hotel/Motel	N	N	HBCU	N	N	HBCU	HBCU	CD	N	CD	HBCU	N	N	(45)
52.	Hospital and Long-term care facilities (convalescent/rest home)	N	N	N	HBCU	HBCU	HBCU	N	ACU	N	N	N	N	N	(55)
53.	Marijuana Retail Dispensary/Wholesale	N	N	N	N	N	CD	CD	CD	N	N	N	N	N	(56)
54.	Medical clinic, dental clinic, medical treatment centers or medical offices	N	N	N	N	N	HBCU	N	ACU	N	N	N	N	N	(57)
55.	Miniature/Non-Regulated Golf Course	N	N	N	N	N	HBCU	N	ACU	N	N	N	N	N	(62)
56.	Mortuary or Funeral Home	N	N	N	N	N	HBCU	N	ACU	N	N	N	N	N	(64)
57.	Offices – Administrative and Corporate	N	N	N	N	N	CD	ACU	CD	CD	CD	N	N	N	(66)
58.	Personal Service Establishment - includes salon, spa, massage parlor, barber shop, and beauty shop.	N	N	N	N	N	ACU	HBCU	CD	N	N	N	N	N	(68)
59.	Race Track	N	N	N	N	N	N	N	N	N	N	HBCU	N	N	(69)
60.	Recreational Planned Unit Development	N	N	N	ACU	HBCU	HBCU	HBCU	HBCU	N	N	HBCU	N	N	(71)
61.	Recreational Vehicle Rental and Repair	N	N	N	N	N	HBCU	HBCU	CD	N	N	CD	N	N	(73)
62.	Residential Care Home/Facility located in an existing dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	(75)
63.	Retail Business	N	N	N	N	N	ACU	HBCU	CD	N	N	HBCU	N	N	(87)
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	

#	Use	Zones											Subject To		
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC		SS	MES
65.	Veterinary Clinic/Kennel/Animal Rescue	N	N	N	HBCU	HBCU	HBCU	HBCU	HBCU	N	N	N	N	N	(88)
Industrial Uses – This category includes uses and structures for the manufacturing, processing and related development															
66.	Accessory Development to industrial uses	CD	CD	CD	CD	CD	CD	CD	N	CD	CD	CD	N	N	(1)
67.	Construction and Maintenance Contractor Business	N	N	N	N	N	ACU	HBCU	CD	CD	N	N	N	N	(22)
68.	Cottage Industry/home occupation (in an existing structure)	N	HBCU	N	ACU	ACU	ACU	ACU	ACU	ACU	N	N	N	N	(24)
69.	Heavy Truck and Equipment Uses	N	N	N	N	N	N	N	N	CD	CD	N	N	N	(39)
70.	Industrial Service Firms	N	N	N	N	N	HBCU	HBCU	HBCU	CD	ACU	N	N	N	(46)
71.	Industrial Trade School	N	N	N	N	N	HBCU	HBCU	HBCU	CD	HBCU	N	N	N	(47)
72.	Industrial Uses and Port Facilities	N	N	N	N	N	N	N	N	CD	N	N	N	N	(48)
73.	Information Services	HBCU	HBCU	HBCU	HBCU	HBCU	ACU	ACU	ACU	CD	CD	N	N	N	(49)
74.	Laundry, Dry Cleaning, and Carpet-Cleaning Plants	N	N	N	N	N	N	N	N	CD	N	N	N	N	(51)
75.	Manufacturing	N	N	N	N	N	N	N	CD	CD	CD	N	N	N	(53)
76.	Manufacturing onsite	N	N	N	N	N	N	N	CD	CD	CD	N	N	N	(54)
77.	Marijuana processing/wholesale	N	N	N	N	N	ACU	ACU	ACU	CD	N	N	N	N	(55)
78.	Miscellaneous Industrial Uses	N	N	N	N	N	HBCU	HBCU	ACU	CD	N	N	N	N	(60)
79.	Mining or Mineral Processing – geo-thermal, <i>aggregate</i> , other mineral or subsurface resources														
	<i>a.</i> Geo-thermal	N	N	N	HBCU	HBCU	N	HBCU	HBCU	HBCU	N	N	N	N	(58)
	<i>b.</i> Aggregate	N	N	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	N	
	<i>c.</i> Subsurface Resource – Any Natural Resource located below the surface (underground).	N	N	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	N	
	<i>d.</i> Other mineral- Any other natural resource not described above	N	N	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	N	
80.	Research Facilities and Laboratories	N	N	N	N	N	ACU	ACU	CD	CD	ACU	N	CD	N	(72)

#	Use	Zones											Subject To	
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES
81.	Storage Facility and Units including parking facilities	N	N	N	N	N	HBCU	HBCU	ACU	CD	ACU	N	N	N
82.	Warehousing and Distribution	N	N	N	N	N	HBCU	HBCU	HBCU	CD	HBCU	N	N	N
83.	Wholesale Trade	N	N	N	N	N	HBCU	HBCU	HBCU	CD	N	N	N	N
	Transportation and Infrastructure Uses – This category includes all transportation and infrastructure uses, developments and structures.													
84.	Airport/Heliport (public or personal)	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	N	N
85.	Asphalt/Concrete portable Plant (temporary)	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	CD	CD	HBCU	N	N
86.	Shoreline Stabilization - Non-Structural	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
87.	Shoreline Stabilization - Structural	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU
88.	Transportation facility (includes any physical facility that moves or assists in the movement of people or goods) maintenance, new and alterations. If a project is defined in the County Transportation Plan it is exempt for land use review and considered permitted outright. If it is not then the zoning table applies.	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
89.	Transportation Uses	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
90.	Water Development – New	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N
91.	Water Development – Maintenance, repair and replacement	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N
	Utility, Power Generation, Solid Waste Uses – This category includes all utilities, power generating and solid waste uses, development, activities, and structures													
92.	Accessory structures and uses to any approved use in this category	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
93.	Alternative Power Sources	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N
94.	Composting Facility	N	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	N	N
95.	Utility Facility- Air and Water Navigation Aides	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
96.	Utility Facility –Communication	ACU	ACU	ACU	ACU	ACU	CD	ACU	CD	ACU	CD	ACU	HBCU	N
97.	Utility Facility – a. For public sale b. Not for public sale	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	CD	HBCU	N	N	N
98.	Utility Facility – Service Lines in conjunction with a Utility Facility	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	CD	ACU	N	N	N
99.	Utility Facility – Sewer/water plant and/or pump stations	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N
100.	Waste Related including Solid Waste Facilities	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	CD	CD	CD	N	N	N
	Emergency Services and Governmental Services – This category includes all emergency services, governmental services, structures and associated development.													
		N	N	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	N

#	Use	Zones													Subject To
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
101.	Accessory uses and structures to Emergency Services and Governmental Services include storage caches and standby power generating equipment	CD	CD	CD	CD	CD	CD	CD		CD	CD	CD	CD	CD	(1)
102.	Correctional Institution, Jail, Penal Farm (public and private)	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	N	N	N	(30)
103.	Emergency preparedness centers	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N	(30)
104.	Emergency Service Training Facility (includes firearms training)	N	N	N	N	N	CD	CD	CD	CD	CD	N	N	N	(30)
105.	Fire Stations/Ambulance Service Facility	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N	N	(30)
106.	Government and public services and structures	N	N	N	N	N	CD	ACU	ACU	ACU	ACU	N	ACU	N	(30)
107.	Police Stations	N	N	N	N	N	CD	CD	CD	CD	CD	N	N	N	(30)
108.	Resilience Structure	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	(30)
High-Intensity Recreation and Community Services – This category includes developed recreation area and community facilities.															
109.	Accessory structures and uses subordinate to any primary recreational use.	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	(1)
110.	An outdoor mass gathering of more than 3,000 persons that is expected to continue for more than 24 hours but less than 120 hours in any three-month period, as provided in ORS 433.735.	N	N	N	N	CD	CD	CD	CD	CD	N	CD	CD	N	(65)(a)
111.	Any outdoor gathering of more than 3,000 persons that is anticipated to continue for more than 120 hours in any three-month period is subject to review by a county planning commission under ORS 433.763.	N	N	N	N	N	HBCU	HBCU	HBCU	HBCU	N	HBCU	N	N	(65)(b)
112.	Churches/Place of worship	HBCU	HBCU	HBCU	HBCU	HBCU	ACU	ACU	HBCU	N	N	N	N	N	(12)
113.	Coastal Recreation and Water Oriented business	N	N	N	N	N	HBCU	HBCU	HBCU	HBCU	N	CD	HBCU	N	(14)
114.	Community center, grange or lodge	HBCU	HBCU	HBCU	HBCU	HBCU	ACU	ACU	N	N	N	HBCU	N	N	(19)
115.	Educational Services and Structures (public and private)	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	N	N	N	CD	N	(29)
116.	Entertainment	N	N	N	N	N	ACU	ACU	ACU	N	N	ACU	ACU	N	(32)
117.	Low-intensity recreational uses	P	P	P	P	P	P	P	P	P	P	P	P	P	(52)
118.	Private parks and campgrounds	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	ACU	HBCU	N	(67)
119.	Public parks including State Parks allowed by OAR 660-034-0035 and open space	HBCU	HBCU	HBCU	HBCU	HBCU	ACU	ACU	HBCU	N	N	CD	CD	N	(67)
120.	Museums	N	N	N	HBCU	N	HBCU	HBCU	HBCU	N	N	ACU	ACU	N	(63)

#	Use	Zones													Subject To
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
121.	Recreational Vehicle Park	N	N	N	N	N	HBCU	HBCU	HBCU	N	N	ACU	N	N	(70)
122.	Trails - non-motorized recreational trails that are part of a land division as open space or identified as part of the Parks Master Plan.	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	(67)(n)
123.	Youth camps associated with church or education	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	N	N	ACU	ACU	N	(29)
	Miscellaneous uses and activities														
124.	Historical Structures – modifications and replacement	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	(43)
125.	Special Temporary uses	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	N	(78)
	LAND DIVISIONS, LEGAL PARCEL/LOT DETERMINATIONS AND PROPERTY LINE ADJUSTMENTS – The following application are subject to applicable standards found in Chapter VI and VII. Development standards for each zone establish the minimum parcel size for a land division.														
126.	Legally created parcel/lot determination	Lawfully created lots and parcels are subject to the standards and criteria of Article 6.1.													
127.	Land Divisions (Partitions, Subdivisions, Planned Unit Developments)	All land divisions are subject to Article 6.2, Chapter VII and the applicable development standards located within the zone district unless otherwise exempted within the zoning district or subject to an approved Measure 49 claim.													
128.	Property Line Adjustment	Property Line Adjustments are subject to Article 6.3, Chapter VII and applicable development standards of the primary zones. If the purpose of the property line adjustment is to correct an encroachment it is not a discretionary decision and is exempt from certain standards as explained within Section 6.3.125.3.													
129.	Measure 49 Claims	See Article 5.13													