

SECTION 3.220 "F-F" FOREST-FARM (NON-RESOURCE)

- A. Purpose: The purpose of the "F-F (10)" Forest-Farm (Non-Resource) zone is to permit low-density residential development in suitable locations while reducing potential conflicts with agriculture uses, forestry uses and open space. ~~those lands which have not been in commercial agriculture or timber production to be used for small scale, part time farm or forest units by allowing residential dwellings in conjunction with a farm use while preserving open space and other forest uses.~~

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "F-F (10)" Forest-Farm (Non-Resource) zone shall comply with the following regulations.

(This zone was given non-resource determination by the Department of Land Conservation and Development Department in 1995. While it was not given a Goal 4 exception it was determined the area was committed to non-resource use. A more detailed description of this is located in the Comp Plan.)

- B. Uses Permitted Without Review ~~Permitted Uses~~: The following uses and activities and their accessory buildings and uses are permitted on lands designated "F-F (10)" Forest-Farm (Non-Resource) zone without review subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards

1. Farm use, as defined in ORS 215.203(2).
2. Forest use, including the propagation or harvesting of forest products.

~~The breeding, boarding and training of horses for profit.~~ (This is now included in the definition of "Farm Use")
3. Utility Facilities (Minor)
4. Climbing and passing lanes within the right-of-way existing as of July 1, 1987. (added 2-89)
5. Reconstruction or modification of public roads and highways, not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result. (added 2-89)
6. Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed. (added 2-89)
7. Minor Home occupation that:
 - a. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;

- b. Does not serve clients or customers on-site;
- c. Does not produce odor, dust, glare, flashing lights or noise;
- d. Does not occupy more than 25 percent of the floor area of the dwelling; and
- e. Does not include the on-premises display or sale of stock in trade.

Any Home Occupation that exceeds these standards is Major and subject to Section E(10) below.

C. Uses Permitted Subject to Ministerial/Type I Review: The following uses are permitted on a legal parcel on lands designated "F-F (10)" Forest-Farm(Non-Resource) zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards, as well as any other listed, referenced or applicable standards.

This review involves an evaluation by Planning Department staff but only requires formal zoning approval if the use is required to be reviewed by Building Codes. If the use does not require formal zoning approval but is requested by the applicant for future documentation, the applicant will be charged the appropriate ministerial review fee.

1. Buildings and structures accessory to a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.
2. Agricultural buildings and structures provided in conjunction with a "Farm Use" as evidenced by a "Farm Management Plan". This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.
3. Additions to, and replacement of, a lawfully established building or structure.
4. Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
5. Public and private conservation areas and structures for the retention of water, soil, open space, forest or wildlife resources.

6. The rehabilitation, replacements, minor betterment, repair and improvements and other similar construction activities, not considered to have land use impacts, in public parks, playgrounds and recreational areas.
7. Minor betterment of existing public roads and highway related facilities such as maintenance yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous publicly-owned property utilized to support the operation and maintenance of public roads and highways. (added 2-89)

Utility facilities necessary for public service. (Replaced by Utility Facility (Minor) and Utility Facility (Major))

- D. Uses Permitted Subject to Standards/Type II Review: The following uses may be permitted on a legal parcel on lands designated "F-F (10)" Forest-Farm(Non-Resource) zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

1. One single-family dwelling and other buildings and accessory uses provided in conjunction with a forest or farm use, including mobile home subject to Chapter 4 - Supplemental Provisions - Section 4.1260 provided the following are met: (Revised 1-92)

- a. The parcel is currently employed in a farm or forest use and there are no other dwellings located on the subject lot-of-record. (Added 1-92)
- b. The parcel is currently enrolled in a farm or forest use tax deferral program by the Wasco County Assessor. (Added 1-92)

2. Energy facilities subject to the provisions of Chapter 19-Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.

3. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions.

4. Planned Unit Developments (PUD) subject to Chapter 18 - Planned Unit Development.

5. Agricultural Produce Stand subject to Chapter 20 the Farm Stand requirements of Section 3.210 - Exclusive Farm Use Zone. (Revised 1-92)

- E. Uses Permitted Subject to Conditionally Use Review/Type II or Type III: The following uses and activities may be permitted on a legal parcel on lands designated "F-F (10)" Forest-Farm(Non-Resource) zone subject to subsection F - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards, and their accessory buildings and uses are permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in, Chapter 5, Chapter 10 — Fire Safety Standards, and this Section:

RESIDENTIAL USES

1. A single-family dwelling, including mobile home, not provided in conjunction with a forest or farm use.
2. Additional single-family dwellings, including mobile homes, in conjunction with a commercial farm or forest use subject to income requirements in Section 3.210 - Exclusive Farm Use Zone. D.2. or D.3. (amended 6-98).

ENERGY/UTILITY FACILITIES

3. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19. Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
4. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 9 - Standards for Energy Facilities - Section 19.030.
5. Utility Facilities (Major).
~~Solid waste disposal site as provided in ORS 215.283(2)(j). (Included in Utility Facility Major)~~
~~Sanitary landfill. (Included in Utility Facility Major)~~

PARKS/PUBLIC/QUASI-PUBLIC FACILITIES

6. Private parks, playgrounds, hunting and fishing preserves and campgrounds.
7. Parks, playgrounds, or community centers owned and operated by a governmental agency or a non-profit community organization.

8. Public or private schools.

9. Churches.

COMMERICAL/AGRICULTURAL /INDUSTRIAL USES

10. Major Home occupations subject to Chapter 20 - Site Plan Review - Section 20.090.

11. Kennels.

12. Commercial activities that are in conjunction with farm use as defined in ORS 215.203, including the processing of farm crops into biofuel not otherwise allowed in the definition of farm use subject to the Commercial Activities in Conjunction with a Farm Use requirements of Section 3.210 - Exclusive Farm Use Zone.

13. Facilities to manufacture alcohol from farm or timber waste.

14. The propagation, cultivation, maintenance and harvest of aquatic species. (added 2-89)

15. Exploration mining and processing of aggregate and other mineral resources or other subsurface resources subject to Section 3.800 - Mineral & Aggregate Overlay (EPD 5).

TRANSPORTATION

16. Personal-use airports for airplanes and helicopter pads, including associate hangar, maintenance and service facilities.

17. Construction of additional passing and travel lanes requiring the acquisition of right of way but not resulting in the creation of new land parcels. (added 2-89)

18. Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels. (added 2-89)

19. Improvement of public roads and highway related facilities, such as maintenance yards, weigh stations and rest areas, where additional property or right of way is required, but not resulting in the creation of new land parcels. (added 2-89)

F. Property Development Standards

1. Property Size - The minimum property size is ten (10) acres with a 330 foot minimum average lot width.
2. Lot Coverage - No more than ten percent (10%) of any lot or parcel may be occupied by non-farm or forest dwellings and their accessory buildings allowed by this section. (added 2-89)
3. Setbacks - In the "F-F (10)" zone No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road (front yard), twenty-five (25) feet from side yard property lines and forty (40) feet from the rear yard property line.
4. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
5. Height - Maximum height for all structures shall be thirty-five (35) feet.
6. Stream Setbacks - All structures, or similar permanent fixtures (except hydroelectric facilities) shall be set back from the high water line or mark along all streams or lakes a minimum distance of one hundred (100) feet when measured horizontally at a right angle.
7. Floodplain - Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
8. Signs - Signs shall not extend over a public right-of-way or project beyond the property line.
 - a. Signs shall not be illuminated or capable of movement.
 - b. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.
 - c. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of a public road.
9. Parking - Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.

10. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and the Columbia River. ~~(Added 5-93)~~