

SECTION 3.606 “RC-TV-AG” TYGH VALLEY AGRICULTURAL ZONE

- A. Purpose: The purpose of the “RC-TV-AG” Tygh Valley Agriculture zone is to preserve and maintain agricultural lands for farm use consistent with its location within the Rural Community Boundary.
- B. Uses Permitted Without Review ~~Permitted Uses~~: The following uses and activities and their accessory buildings and uses are permitted on lands designated “TV-AG” Tygh Valley Agriculture 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 by ORS 215.203, Oregon Revised Statutes, and found in Section 1.080 (Definitions).
 2. Forest uses, including the propagation and harvesting of forest products.
 3. Creation, restoration and enhancement of wildlife habitat and wetlands that do not include development as defined by Section 3.741 in a FEMA designated Flood Zone. If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section D(5) below.
 4. Minor Home occupation that:
 - a. Is carried on within a 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 of sale of stock in trade.
 - f. If the home occupation does not meet the standards above it shall be reviewed pursuant to subsection E(1) below.
 5. Utility Facilities (Minor)
- C. Uses Permitted Subject to Ministerial/Type I Review: The following uses are permitted on a legal parcel on lands designated “TV-AG” Tygh Valley Agriculture 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. One Single-family dwelling/manufactured home on each legal lot/parcel subject to Chapter 4 - Supplemental Provisions - Section 4.1260
 2. 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.
 3. 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.
 4. Additions to, and replacement of, a lawfully established building or structure.
 5. 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.
- D. Uses Permitted Subject to Standards/Type II Review: The following uses may be permitted on a legal parcel on lands designated "TV-AG" Tygh Valley Agriculture 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. 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.
 2. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions.
 3. Public parks, athletic fields, recreation areas, preserves and community or neighborhood centers in accordance with Chapter 20 (Site Plan Review).

4. Dude ranches and hunting and fishing lodges in accordance with Chapter 20 (Site Plan Review).
5. Creation, restoration or enhancement of wildlife habitat or wetlands that includes development as defined by Section 3.741 in a FEMA designated floodplain subject to Section 3.740 - Flood Hazard Overlay (EPD 1).

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 "TV-AG" Tygh Valley Agriculture 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.

1. Major Home Occupations, subject to Chapter 20 - Site Plan Review - Section 20.090.
2. Bed and breakfast Inn in an existing residence, subject to Chapter 20 (Site Plan Review).
3. Commercial activities 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.
4. Dog kennels, except that such uses are prohibited on high value farmland.
5. Propagation, cultivation, maintenance, and harvesting of aquatic or insect species.
6. Golf courses (except commercial driving ranges, miniature courses or similar courses operated as a business).
7. Exploration, mining and processing of aggregate and other mineral resources or other subsurface resources subject to ORS 215.298 and ~~WCLUDO~~ Section 3.800 - Mineral & Aggregate Overlay (EPD 5).
8. 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.
9. Related or Supporting Facilities to a Commercial Power Generating Facility

subject to Chapter 19 - Standards for Energy Facilities - Section 19.030.

10. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines
subject to Chapter 9 - Standards for Energy Facilities - Section 19.030.

11. Utility facilities “necessary” for public service(Major).

~~Water supply and treatment facility.~~ (Replaced by Utility Facility (Major))

~~Sewage disposal and treatment facility.~~ (Replaced by Utility Facility (Major))

F. Property Development Standards

1. Property Size - New lots or parcels shall have a minimum average width of 500 feet and a minimum area of 20 acres.
2. Setbacks
 - a. Front Yard - 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.
 - b. Side Yard - No structure other than a fence shall be located closer than twenty-five (25) feet from side property.
 - c. Rear Yard - No structure other than a fence shall be located closer than forty (40) feet from the rear property line.
 - d. Water Setbacks - All structures or similar permanent fixtures shall be set back from the high water line or mark along all water bodies a minimum distance of fifty (50) feet when measured horizontally at a right angle.
 - e. Agricultural setbacks - Any new structures requiring a building permit on a lot or parcel adjacent to EFU-zoned land which is currently used for or is suitable for agriculture use shall be set back a minimum of 100 feet from the common property line.
3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
4. Height - Maximum height for all structures shall be thirty five (35) feet with the exception of lights for athletic fields which shall be the minimum height necessary for the intended purpose.

5. 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)**.
6. Signs - Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Illuminated, flashing, digital, electronic, and LED (light emitting diode) signs shall be prohibited except as is necessary for athletic scoreboards.
 - c. Signs capable of movement shall be prohibited
 - d. 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 with the exception of athletic field scoreboards which shall be the minimum size necessary for the intended purpose.
 - e. 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 public road.
7. Parking - Off street parking shall be provided in accordance with Chapter 20 - **Site Plan Review**.
8. 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 waterways. The exterior of shielding and hooding materials shall be composed of non-reflective opaque materials. Athletic field lighting shall follow normal good practices.
9. Manufactured dwelling provisions - In addition to the minimum set-up and stand requirements established by the Oregon State Department of Commerce, Building Codes Division manufactured dwellings shall:
 - a. Be at least 18 feet wide and enclose a space of not less than 1,000 square feet.
 - b. Be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches

above grade. If the home is placed on a basement, the 12 inch limitation shall not apply.

- c. Have a minimum roof pitch which is 3 feet in height for each 12 feet in width.
- d. Be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.