

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

- A. Purpose: The purpose of the “RC-TV-AG” zone is to preserve and maintain agricultural lands for farm use consistent with its location within the Rural Community Boundary.
- B. Permitted Uses: In the “RC-TV-AG” zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards:
1. One Single-family dwelling/manufactured home on each legal lot/parcel subject to Section 4.160 (Exterior Finishing of Mobile Homes).
 2. 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.
 3. Public parks, athletic fields, recreation areas, preserves and community or neighborhood centers in accordance with Chapter 20 (Site Plan Review).
 4. Farm use as defined by ORS 215.203, Oregon Revised Statutes, and found in Section 1.080 (Definitions).
 5. Forest uses, including the propagation and harvesting of forest products.
 6. Creation, restoration and enhancement of wildlife habitat.
 7. Dude ranches and hunting and fishing lodges in accordance with Chapter 20 (Site Plan Review).
- C. Uses Permitted Conditionally: In the “RC-TV-AG” zone, the following uses and activities 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 - Conditional Use Review, Chapter 10 – Fire Safety Standards, and this Chapter:

1. Home Occupations, subject to Chapter 20 (Site Plan Review).
2. Bed and breakfast Inn in an existing residence, subject to Chapter 20 (Site Plan Review).
3. Commercial activities in conjunction with farm use.
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).
8. Utility facilities “necessary” for public service.
9. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19 (Standards for Energy Facilities).
10. Water supply and treatment facility.
11. Sewage disposal and treatment facility.

D. 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.
 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.

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.