

SECTION 3.220 "F-F" FOREST-FARM

- A. Purpose: The purpose of the Forest-Farm zone is to permit 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" Forest-Farm zone shall comply with the following regulations.

- B. Permitted Uses: In the "F-F" Forest-Farm 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. Farm use, as defined in ORS 215.203(2).
2. One single-family dwelling and other buildings and accessory uses provided in conjunction with a forest or farm use, including mobile home subject to Section 4.160 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)
3. Propagation or harvesting of a forest product.
4. Utility facilities necessary for public service.
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. Subdivisions.
8. Planned Unit Developments (PUD).
9. Energy facilities subject to the provisions of Chapter 19.
10. Agricultural Produce Stand (subject to Chapter 20). (Revised 1-92)

11. The breeding, boarding and training of horses for profit. (added 2-89)
 12. Climbing and passing lanes within the right-of-way existing as of July 1, 1987. (added 2-89)
 13. 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)
 14. 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)
 15. 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 public-owned property utilized to support the operation and maintenance of public roads and highways. (added 2-89)
- C. Uses Permitted Conditionally: In the "F-F" Forest-Farm 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, Chapter 10 – Fire Safety Standards, and this Section:
1. Additional single-family dwellings, including mobile homes, in conjunction with a commercial farm or forest use subject to income requirements in Section 3.210 D.2. or D.3. (amended 6-98).
 2. A single-family dwelling, including mobile home, not provided in conjunction with a forest or farm use.
 3. Commercial activities that are in conjunction with farm use.
 4. Exploration mining and processing of aggregate and other mineral resources or other subsurface resources.
 5. Private parks, playgrounds, hunting and fishing preserves and campgrounds.
 6. Parks, playgrounds, or community centers owned and operated by a governmental agency or a non-profit community organization.
 7. Home occupations, subject to chapter 20.

8. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19.
9. Personal-use airports for airplanes and helicopter pads, including associate hangar, maintenance and service facilities.
10. Public or private schools.
11. Churches.
12. The propagation, cultivation, maintenance and harvest of aquatic species. (added 2-89)
13. Solid waste disposal site as provided in ORS 215.283(2)(j).
14. Sanitary landfill.
15. Facilities to manufacture alcohol from farm or timber waste.
16. Kennels.
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)

D. 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 Damage Prevention.
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.
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)