

DETAILED TABLE OF CONTENTS
CHAPTER 3 BASIC PROVISIONS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
3.010	INTRODUCTION	3-1
3.020	COMPLIANCE REQUIRED	3-1
3.030	LOCATION OF ZONES	3-1
3.040	ZONING MAPS	3-1
3.050	BOUNDARIES OF ZONES	3-1
3.060	CLASSIFICATION OF ZONES	3-2
3.110	"F-1" FOREST ZONE	3.110-1
3.120	"F-2" FOREST ZONE	3.120-1
3.210	"A-1" EXCLUSIVE FARM USE ZONE APPENDICES A –G	3.210-1
3.220	"F-F" FOREST-FARM ZONE	3.220-1
3.230	"A-R" AGRICULTURAL-RECREATIONAL ZONE	3.230-1
3.240	"RR(5)" RURAL RESIDENTIAL ZONE	3.240-1
3.250	"R-R(10)" RURAL RESIDENTIAL ZONE	3.250-1
3.310	"RR-2" RURAL RESIDENTIAL ZONE	3.310-1
3.410	"R-C" RURAL-COMMERCIAL ZONE	3.410-1
3.510	"R-I" RURAL-INDUSTRIAL ZONE	3.510-1
3.601	"RC-TV-R" TYGH VALLEY RESIDENTIAL ZONE	3.601-1
3.602	"RC-TV-C" TYGH VALLEY COMMERCIAL ZONE	3.602-1
3.603	"RC-TV-M1" TYGH VALLEY LIGHT INDUSTRIAL/ COMMERCIAL ZONE	3.603-1
3.604	"RC-TV-M2" TYGH VALLEY MEDIUM INDUSTRIAL ZONE	3.604-1
3.605	"RC-TV-RR" TYGH VALLEY RURAL RESERVE ZONE	3.605-1
3.606	"RC-TV-AG" TYGH VALLEY AGRICULTURAL ZONE	3.606-1
3.611	"RC-WAM-R-2" WAMIC RESIDENTIAL ZONE	3.611-1
3.612	"RC-WAM-R-5" WAMIC RESIDENTIAL ZONE	3.612-1
3.613	"RC-WAM-C-2" WAMIC COMMERCIAL ZONE	3.613-1

3.614	"RC-WAM-M-2" WAMIC MEDIUM INDUSTRIAL ZONE	3.614-1
3.600	"LU" LIMITED USE OVERLAY ZONES	3.600-1
3.700	"EPD" ENVIRONMENTAL PROTECTION DISTRICTS	3.700-1
3.740	DIVISION 1 - FLOOD HAZARD	3.740-1
3.750	DIVISION 2 - GEOLOGIC HAZARD	3.750-1
3.760	DIVISION 3 - AIRPORT IMPACT	3.760-1
3.770	DIVISION 4 - CULTURAL, HISTORIC, AND ARCHAEOLOGICAL	3.770-1
3.800	DIVISION 5 - MINERAL AND AGGREGATE	3.800-1
3.900	DIVISION 6 - RESERVOIR BUFFER	3.900-1
3.910	DIVISION 7 - NATURAL AREAS	3.910-1
3.920	DIVISION 8 - SENSITIVE WILDLIFE	3.920-1
3.930	DIVISION 9 - BIG MUDDY LIMITED USE OVERLAY	3.930-1
3.940	DIVISION 10 - BADGER CREEK LIMITED USE OVERLAY	3.940-1
3.950	DIVISION 11 - PINE HOLLOW AIRPORT OVERLAY	3.950-1
3.960	DIVISION 12 - SENSITIVE BIRD SITES	3.960-1
3.970	DIVISION 13 - WESTERN POND TURTLES	3.970-1
3.980	DIVISION 14 - CAMP MORROW LIMITED USE OVERLAY	3.980-1

CHAPTER 3 BASIC PROVISIONS

SECTION 3.010 Introduction

In order to achieve the purposes outlined in Chapter 1 of this Ordinance and assure that the development and use of land in Wasco County conforms to the Comprehensive Plan, zoning classifications have been established for all unincorporated lands in Wasco County. These classifications specify regulations for the use of land and property development standards, and are applied by boundaries indicated on the Wasco County Zoning maps.

SECTION 3.020 Compliance Required

A lot may be used and a structure or part of a structure may be constructed, moved, occupied, or used only as this Ordinance permits.

SECTION 3.030 Location of Zones

The boundaries of each of the foregoing zones, the zoning classifications and use of each tract in each of said zoning districts are hereby prescribed to coincide with the identifying zone classifications.

SECTION 3.040 Zoning Maps

A Zoning Map or Zoning Amendment shall:

- A. Be prepared by authority of the Planning Commission or be a modification by the County Court of a map amendment so prepared;
- B. Be adopted by order of the County Court thereon;
- C. Be dated with the effective date of such action; and
- D. Be filed and maintained without change in the Office of the County Clerk as long as this Ordinance remains in effect.

SECTION 3.050 Boundaries of Zones

Where uncertainty exists with respect to any of the boundaries of the zones shown on the zoning maps, the following rules shall apply:

- A. Where the boundaries of the zones designated on a zoning map are approximately highways, roads, streets or alleys, the center lines of such highways shall be construed to be the boundaries of such zones.

- B. Where the boundaries of the zones designated on a zoning map are approximately recorded property lines, such property lines shall be construed to be the boundaries of such zones.

SECTION 3.060 Classification of Zones

For the purposes of this Ordinance, the following zones are hereby established:

ZONE

Forest Zone	F-1
Forest Zone	F-2
Exclusive Farm Use Zone	A-1
Forest-Farm Zone	F-F
Agricultural-Recreational Zone	A-R
Rural Residential Zone	R-R(5)
Rural Residential Zone	R-R(10)
Rural Residential Zone	R-R(2)
Rural Commercial Zone	R-C
Rural Industrial Zone	R-I
Tygh Valley Residential Zone	RC-TV-R
Tygh Valley Commercial Zone	RC-TV-C
Tygh Valley Light Industrial/Commercial Zone	RC-TV-M1
Tygh Valley Rural Reserve Zone	RC-TV-RR
Tygh Valley Agriculture Zone	RC-TV-AG
Wamic Residential Zone	RC-Wam-R2
Wamic Residential Zone	RC-Wam-R5
Wamic Commercial Zone	RC-Wam-C2
Wamic Medium Industrial Zone	RC-Wam-M2

OVERLAY ZONES & ENVIRONMENTAL PROTECTION DISTRICTS

Division 1	Flood Hazard Overlay
Division 2	Geologic Hazards Overlay
Division 3	Airport Impact Overlay
Division 4	Cultural, Historic, and Archaeological Overlay
Division 5	Mineral & Aggregate Overlay
Division 6	Reservoir Buffer Overlay
Division 7	Natural Areas Overlay
Division 8	Sensitive Wildlife Habitat Overlay
Division 9	Big Muddy Limited Use Overlay
Division 10	Badger Creek Limited Use Overlay
Division 11	Pine Hollow Airport Overlay
Division 12	Sensitive Bird Overlay
Division 13	Pond Turtle Sensitive Area Overlay
Division 14	Camp Morrow Limit Use Overlay