

ZONING

This property is zoned Forest (F). Attached is a copy of the F zoning ordinance for the County of Lake.

For questions and to verify zoning, contact Lake County Development Department at

(541) 947-6032

ARTICLE 5: FOREST USE ZONE: F-1

Section 5.01 Forest Use Zone. The purpose of this zone is to provide for the orderly management and development of forest land for the sustained production of forest products and the development of compatible uses.

Section 5.02 Permitted Uses. The following uses and their accessory uses are permitted outright in an F-1 Zone:

- A. Management, propagation, growing and harvesting of forest products, and/or temporary processing, forest practices, and forest operations.
- B. Uses and structures accessory to and necessary for the management, propagation or harvesting of forest products including but not limited to equipment maintenance shops, storage facilities and fire protection facilities including water impoundments, but excluding dwellings.
- C. Livestock grazing, including customary accessory uses including but not limited to corrals, pens, barns, sheds, maintenance buildings, storage facilities, but excluding dwellings.
- D. Farm use as defined in ORS 215.203, except dwellings.
- E. Forest tree nurseries, tree farms and accessory buildings customarily provided with such uses, except dwellings.

Section 5.03 Uses Permitted With A Zoning Permit. In an F-1 Zone, the following uses are permitted upon the issuance of a Zoning Permit:

- A. Principal dwellings, including mobile houses and manufactured homes, and their accessory uses customarily provided in conjunction with and necessary for and accessory to forestry, farming and grazing uses permitted in this Zone provided that:
 1. The dwelling is or is to be occupied by a person or persons engaged in a farm, forest or grazing use on the subject property.
 2. A farm, forest or grazing use or combinations thereof exists on and will be continued on the subject property, or that assurances are provided that such a use(s) will be developed and that the subject property is determined capable of supporting the use(s) intended.
 3. The location of the dwelling will not seriously interfere with acceptable forest, farm or grazing practices on the subject and adjoining lands.
 4. The proposed site location is suitable for the proposed dwelling taking into account access, services, fire protection and other locational factors.
 5. The proposed dwelling is to be located on land least suitable for commercial forest production, other forest uses and farm uses.
 6. That the publication "Fire Safety Considerations for

Developments in Forested Areas" shall be used as a guideline in siting the dwelling as applicable.

- B. Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale.
- C. Operations for the exploration of geothermal resources as defined by ORS 522.005.

Section 5.04 Conditional Uses. The following uses may be permitted in an F-1 Zone according to the provisions of Article 24 and standards in Section 24.17, and upon conditional use approval:

A. Type I. Conditional Uses.

- 1. Private or public playgrounds, golf courses, hunting or fishing preserves and campgrounds.
- 2. Parks, playgrounds or community centers owned and operated by a governmental agency or a nonprofit community organization.
- 3. Home occupation.
- 4. Boarding of horses and riding academies.
- 5. Construction of additional passing and travel lanes requiring the acquisition of right-of-way but not resulting in the creation of new land parcels.
- 6. Improvement of public roads and highway related facilities such as maintenance yards, weigh and scaling stations, rest areas, chaining areas and runaway truck ramps, where additional property or right-of-way is required but not resulting in the creation of new land parcels.

B. Type II. Conditional Uses.

- 1. Commercial utility facilities for the purpose of generating power for public use by sale.
- 2. Commercial or industrial activities that are undertaken in conjunction with forestry uses, and include but are not limited to (1) wood processing, and (2) the manufacture of alternate fuels from forest materials.
- 3. Personal use airport or private airstrip, and hangers and other facilities.
- 4. Churches, schools, or single-family dwelling not provided in conjunction with forestry uses.
- 5. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 or exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.
- 6. Radio or TV tower.
- 7. Planned developments.

Section 5.05 Minimum Parcel Size.

- A. Lot Size. All F-1 land shall be maintained for forestry uses except as may be approved for other purposes in accord

with Plan and Zoning Ordinance provisions. The minimum required area for construction of church, school, or a seasonal or permanent residence approved in accordance with the provisions of Section 5.04(B)(4) of this Ordinance shall be three acres.

- B. Lot Width. Every lot or building site area in an F-1 zone shall have a width of not less than 220 feet.

Section 5.06 Standards. The following standards shall apply to all development in the F-1 Zone:

- A. Setbacks shall be 20 feet front and rear yards and 10 feet sideyards.
- B. All structures shall be at least 60 feet from the centerline of any State or Federal Highway right-of-way, and 45 feet from the centerline of any County or other public road or street right-of-way.
- C. Structures shall not exceed 45 feet in height.
- D. Parking space and sign requirements as per Articles 21 and 22 of this Ordinance.
- E. Considerations to be taken into account in determining whether a parcel proposed to be created will continue to be utilized for forest uses include, but are not limited to the following:
 - 1. Parcel size and location.
 - 2. Proposed development, and existing forest and other uses and prior uses of the property and vicinity properties, and the impact of the proposed development thereon.
 - 3. The impact of the proposed development on existing forest uses.
 - 4. Whether or not the parcel is suitable for forestry uses.
 - 5. Availability of access and services.
 - 6. Economic (market), social, physical and other considerations determined to be relevant.
 - 7. Statements from the buyer, seller and other interested parties addressing the above and any other appropriate concerns.
- F. Structural setback requirements for riparian habitat areas per Section 20.09.