

Lane Code
CHAPTER 10 CONTENTS

GENERAL RURAL I DISTRICT (GR-I)

- 10.112-05 Purpose.
- 10.112-10 Permitted Buildings and Uses.
- 10.112-15 Special Uses-Planning Director Approval.
- 10.112-20 Special Uses-Hearings Official Approval.
- 10.112-30 Setback Requirements.
- 10.112-40 Area.
- 10.112-95 Telecommunication Towers.

GENERAL RURAL II DISTRICT (GR-II)

- 10.113-05 Purpose.
- 10.113-10 Permitted Buildings and Uses.
- 10.113-15 Special Uses - Planning Director Approval.
- 10.113-20 Special Uses - Hearings Official Approval.
- 10.113-30 Setback Requirements.
- 10.113-40 Area.
- 10.113-95 Telecommunication Towers.

GENERAL RURAL I DISTRICT (GR-I)

10.112-05 Purpose.

The General Rural I District (GR-I) is intended to define and protect areas suitable for mixed grazing, agriculture, limited timber production, and low-intensity development compatible with the rural environment. It is appropriate for areas with the following characteristics.

(1) The land is not well-suited for full-time commercial agriculture or timber production because of:

(a) Marginal or poor soil conditions, erosion potential, slope, lack of groundwater, or similar physical constraints, or

(b) The presence of potentially incompatible uses or inefficient lot sizes and configurations; and

(2) The area lacks the services and facilities required to support more intensive development, or

(3) Land that is built upon or committed to other use to the degree it is no longer available for resource purposes. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.112-10 Permitted Buildings and Uses.

In the GR-I District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

(1) The following farm uses:

(a) General farming, including, but not limited to the growing and raising of trees, Christmas trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed and similar food and fiber products.

(b) Pastures and grazing.

(c) The raising, tending or breeding of cattle, horses, sheep, goats or bees for the primary purpose of selling animals or animal products for profit or personal, domestic use; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock sales yard, slaughter house or animal by-product business, provided further that such uses on lots of less than five acres shall be subject to the area requirements of LC 10.112-40(4) below.

(d) The raising, tending or breeding of swine, fowl or fur-bearing animals for the primary purpose of personal domestic use. Such use shall include, but not be limited to, the raising of animals for shows, competitions or projects sponsored or directed by a school, club or other social or educational organization, provided further that such uses on lots of less than five acres shall be subject to the area requirements of LC 10.112-40(4) below.

(2) The management, growing and harvesting of forest products.

(3) Sale of agricultural products grown or raised on the premises, provided that the sales floor area does not exceed 300 square feet.

(4) One single-family dwelling per lot or one mobile home per lot.

(5) Guest houses.

(6) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.

(7) Minor Rural Home Occupation. (See LC 10.342)

(8) Public and semipublic buildings and structures rendering direct service to the public in local areas, such as fire stations, utility substations, pump stations and wells.

(9) Kennels, provided the following conditions are satisfied:

(a) For more than three dogs over four months of age, there shall be at least 5,000 square feet of lot area for each dog on the lot.

(b) Where the lot area is 20 acres or less, the maximum number of dogs over four months of age shall be eight.

(c) Where lot area exceeds 20 acres and when more than eight dogs over four months of age are accommodated, kennel structures and fenced runs shall be required for all such dogs in excess of eight and shall be located at least 100 feet from any adjoining property.

(d) All dogs shall be owned by the kennel owner, except those temporarily kept for purposes of breeding.

(10) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 16-80, Effective 9.27.80; 10-82, 7.9.82; 16-83, 9.14.83; 10-04, 6.4.04)*

10.112-15 Special Uses-Planning Director Approval.

(1) The following uses subject to approval by the Planning Director pursuant to Type II procedures of LC Chapter 14:

(a) Commercial activities in conjunction with a farm or forest use, provided that such activities are conducted by the owner or operator of the farm or forest use and provided further that they do not constitute a separate business or enterprise.

(b) The following animal husbandry uses where such uses are intended for the primary purpose of selling animals or animal products for profit.

(i) Raising, tending or breeding of swine.

(ii) Raising, tending or breeding of furbearing animals.

(c) Raising, tending or breeding of fowl for meat or egg production.

(d) Accessory dwellings for persons employed on the premises.

(2) Special uses shall be approved by the Planning Director unless there is a specific finding the use or activity will result in one of the following:

(a) The use will be incompatible with existing uses in the area and with uses permitted in surrounding Zoning District(s).

(b) The use is not consistent with the purpose of the GR-1 District.

(c) The use will interfere with accepted farming or forestry practices on lands in the surrounding area that are devoted to such use.

(d) The use will be adversely affected by known natural hazards, such as floods, slides, erosion.

(e) The use will create a hazardous natural condition such as erosion, landslide, flooding. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 10-82, 7.9.82; 16-83, 9.14.83; 19-03, 10.29.19)*

10.112-20 Special Uses-Hearings Official Approval.

(1) The following uses subject to approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14:

(a) Animal hospitals.

(b) Campgrounds, camping vehicle parks, tourist parks.

(c) Cemeteries.

(d) Churches.

(e) Dams, water storage facilities, power generation or transmission facilities, substations and similar facilities; electric transmission facilities transmitting electricity in excess of 150,000 volts in any single cable or line or group of cables or lines; canals, flumes and pipe lines; flood control facilities and irrigation projects.

(f) Day Care nurseries.

(g) Golf courses.

- (h) Group care homes.
 - (i) Kennels which do not satisfy the requirements for kennels as a permitted use.
 - (j) Lodges and grange halls.
 - (k) Major Rural Home Occupations.
 - (l) Nursing homes.
 - (m) Parks, playgrounds and community centers.
 - (n) Public and private schools.
 - (o) Radio and television transmission facilities.
 - (p) Rock, sand, gravel, loam, excavation, extraction of mineral resources with incidental processing.
 - (q) Solid waste disposal facilities.
 - (r) Stables, riding academies and commercial riding.
 - (s) Storage facilities for boats and recreational vehicles.
 - (t) Sewage treatment facilities.
 - (u) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).
 - (v) Other uses similar to the above and not specifically authorized anywhere in this chapter.
- (2) Special uses shall be approved by the Hearings Official unless there is a specific finding that the proposed use or activity will result in one of the following:
- (a) Will adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, taking into consideration, among other things, the anticipated density, bulk and noise level of the use or activity.
 - (b) Be adversely affected by existing or reasonably anticipated uses and the surrounding vicinity.
 - (c) Be unduly potentially affected by natural hazards, such as floods, slides or faults.
 - (d) Result in a substantial adverse effect on existing uses and on the natural resources or scenic character in the general vicinity.
 - (e) Result in significant undue water or air pollution. In making this determination, at least the following may be considered.
 - (i) The relation of flood plains.
 - (ii) The nature of soil and subsoil and their ability to adequately support waste disposal.
 - (iii) The slope of the land and its effect on effluents.
 - (iv) The availability of streams approved or capable of being approved for the disposal of treated effluents.
 - (v) Applicable climatical conditions.
 - (vi) The applicable water and air regulations.
 - (f) Not have water of sufficient quantity and quality available for the reasonably foreseeable needs of the subdivision or development.
 - (g) Cause an unreasonable burden on existing or future community facility systems.
 - (h) Cause unreasonable soil erosion or reduction in the capacity of the land to hold water which would result in a dangerous, unhealthy or otherwise undesirable condition.
 - (i) Cause unreasonable road congestion or unsafe conditions with respect to use of existing or proposed roadways.

(j) Place an unreasonable burden on the ability of local governmental agencies to provide public services. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 16-83, 9.14.83; 10-04, 6.4.04; 19-03, 10.29.19)*

10.112-30 Setback Requirements.

The minimum setback distances for any main or accessory building in the General Rural-1 District shall be those specified in LC 15.065 through LC 15.095. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.112-40 Area.

(1) The minimum area for the division of land shall be five acres except that a division of land for less than five acres is permissible for uses permitted under LC 10.112-10(8) and uses approved under LC 10.112-20.

(2) For each accessory dwelling or mobile home unit approved conditionally under LC 10.112-15(1)(c) above, the lot shall contain an average area of five acres per such accessory unit.

(3) A special exception to the minimum area requirements of this section may be approved in accordance with LC 10.350, "Special Exceptions to Minimum Area Requirements."

(4) The following animal use area regulations shall apply on lots of less than five acres:

(a) Cows, horses, sheep, goats or swine cannot be kept on lots having an area of less than one acre. The minimum area for such animals (other than their young under the age of six months) on less than five acres shall be as follows:

Horses	One per acre, plus one additional for every 15,000 square feet.
Cows	One per acre, plus one additional for every 10,000 square feet.
Goat or sheep	Five per acre, plus one additional for every 2,000 square feet.
Swine	One per acre. The area of a property may be utilized one time only for the computation of the above allowable animal usage.

(b) The number of chickens, fowl and/or rabbits (over the age of six months) shall not exceed one for each 500 square feet of property. The number of young chickens, fowl and/or rabbits (under the age of six months) allowed on the property at any time shall not exceed three times the allowable number of chickens, fowl and/or rabbits over the age of six months.

(c) The number of colonies of bees allowed on a lot shall be limited to one colony for each 2,000 square feet of lot area.

(d) Animal runs, stables, barns, corrals of less than one-half acre, chicken or fowl pens and colonies of bees shall not be located closer than 100 feet from any residence on adjacent properties.

(e) Animals, chickens and/or fowl shall be appropriately contained, caged or housed and proper sanitation shall be maintained at all times. All animal and poultry food shall be stored so as to be rodent proof. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.112-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.112-05 through -40 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400

and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

GENERAL RURAL II DISTRICT (GR-II)

10.113-05 Purpose.

The General Rural II District (GR-II) is intended to define and protect areas suitable for mixed grazing, agriculture, limited timber production, and low-intensity development compatible with the rural environment. It is appropriate for areas with the following characteristics:

(1) The land is not well-suited for full-time commercial agriculture or timber production because of:

(a) Marginal or poor soil conditions, erosion potential, slope, lack of groundwater or similar physical constraints, or

(b) The presence of potentially incompatible uses or inefficient lot sizes and configurations.

(2) The area lacks the services and facilities required to support more intensive development.

(3) Areas designated as Rural II by the Comprehensive Plan. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.113-10 Permitted Buildings and Uses.

In the GR-II District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter.

(1) The following farm uses.

(a) General farming, including, but not limited to, the growing and raising of trees, Christmas trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed and similar food and fiber products.

(b) Pastures and grazing.

(c) The raising, tending or breeding of cattle, horses, sheep, goats, bees, swine, fowl or fur-bearing animals; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock sales yard, slaughter house or animal by-product business.

(d) Dairying.

(2) The management, growing and harvesting of forest products.

(3) Sale of agricultural products grown or raised on the premises, provided that the sales floor area does not exceed 300 square feet.

(4) One single-family dwelling per lot or one mobile home per lot.

(5) Guest houses.

(6) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.

(7) Minor Rural Home Occupation. (See LC 10.342)

(8) Public and semipublic buildings and structures rendering direct service to the public in local areas, such as fire stations, utility substations, pump stations and wells.

(9) Kennels, provided the following conditions are satisfied:

(a) For more than three dogs over four months of age, there shall be at least 5,000 square feet of lot area for each dog on the lot.

(b) Where the lot area is 20 acres or less, the maximum number of dogs over four months of age shall be eight.

(c) Where lot area exceeds 20 acres and when more than eight dogs over four months of age are accommodated, kennel structures and fenced runs shall be required for all such dogs in excess of eight and shall be located at least 100 feet from any adjoining property.

(d) All dogs shall be owned by the kennel owner except those temporarily kept for purposes of breeding.

(10) Commercial activities in conjunction with a farm or forest use, provided that such activities are conducted by the owner or operator of the farm or forest use and provided further that they do not constitute a separate business or enterprise.

(11) Rock, sand, gravel or loam excavation or extraction, provided materials produced are for the sole use of the owner or operator and are not offered for sale or remuneration and provided further the total excavation or extraction does not exceed 5,000 cubic yards annually.

(12) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 16-80, Effective 9.27.80; 10-82, 7.9.82; 16-83, 9.14.83; 10-04, 6.4.04)*

10.113-15 Special Uses - Planning Director Approval.

(1) The following uses subject to approval by the Planning Director pursuant to Type II procedures of LC Chapter 14:

(a) Accessory dwellings for persons employed on the premises.

(2) Special Uses shall be approved by the Planning Director, unless there is a specific finding that use or activity will result in one of the following:

(a) The use will be incompatible with existing uses in the area and with uses permitted in surrounding Zoning Districts.

(b) The use is not consistent with the purpose of the GR-II District.

(c) The use will interfere with accepted farming or forestry practices on lands in the surrounding area that are devoted to such use.

(d) The use will be adversely affected by known natural hazards, such as floods, slides, erosion.

(e) The use will create a hazardous natural condition such as erosion, landslide, flooding. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 10-82, 7.9.82; 16-83, 9.14.83; 19-03, 10.29.19)*

10.113-20 Special Uses - Hearings Official Approval.

(1) The following uses subject to approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14:

(a) Animal hospitals.

(b) Campgrounds, camping vehicle parks, tourist parks.

(c) Cemeteries.

(d) Churches.

(e) Dams, water storage facilities, power generation or transmission facilities, substations and similar facilities; electric transmission facilities transmitting electricity in excess of 150,000 volts in any single cable or line or group of cables or lines; canals, flumes and pipelines; flood control facilities and irrigation projects.

(f) Day care nurseries.

(g) Golf courses.

(h) Group care homes.

- (i) Kennels which do not satisfy the requirements for kennels as a permitted use.
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- (q) Solid waste disposal facilities.
- (r) Stables, riding academies and commercial riding.
- (s) Storage facilities for boats and recreational vehicles.
- (t) Sewage treatment facilities.
- (u) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).
- (v) Other uses similar to the above and not specifically authorized in this chapter.

(2) Special Uses shall be approved by the Hearings Official, unless there is a specific finding that the proposed use or activity will result in one of the following:

(a) Will adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, taking into consideration, among other things, the anticipated density, bulk and noise level of the use or activity.

(b) Be adversely affected by existing or reasonably anticipated uses and the surrounding vicinity.

(c) Be unduly potentially affected by natural hazards, such as floods, slides or faults.

(d) Result in a substantial adverse effect on existing uses and on the natural resources or scenic character in the general vicinity.

(e) Result in significant undue water or air pollution. In making this determination, at least the following may be considered:

(i) The relation to floodplains.

(ii) The nature of soil and subsoil and their ability to adequately support waste disposal.

(iii) The slope of the land and its effect on effluents.

(iv) The availability of streams approved or capable of being approved for the disposal of treated effluents.

(v) Applicable climactical conditions.

(vi) The applicable water and air regulations.

(f) Not have water of sufficient quantity and quality available for the reasonably foreseeable needs of the subdivision or development.

(g) Cause an unreasonable burden on existing or future community facility systems.

(h) Cause unreasonable soil erosion or reduction in the capacity of the land to hold water which would result in a dangerous, unhealthy or otherwise undesirable condition.

(i) Cause unreasonable road congestion or unsafe conditions with respect to use of existing or proposed roadways.

(j) Place an unreasonable burden on the ability of local governmental agencies to provide public services. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 16-83, 9.14.83; 10-04, 6.4.04; 19-03, 10.29.19)*

10.113-30 Setback Requirements.

The minimum setback distance for any main or accessory building in the General Rural II District shall be those specified in LC 15.065 through 15.095. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.113-40 Area.

(1) The minimum area for the division of land shall be 10 acres except that a division of land for less than 10 acres is permissible for uses permitted under LC 10.113-10 (8) above and uses approved under LC 10.113-20 above.

(2) For each accessory dwelling or mobile home unit approved conditionally under LC 10.113-15(1)(a) above, the lot shall contain an average area of five acres per such accessory unit.

(3) A special exception to the minimum area requirements of this section may be approved in accordance with LC 10.350, "Special Exceptions to Minimum Area Requirements." *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.113-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.113-05 through -40 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

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PAGES 10-335 THROUGH 10-350
ARE RESERVED FOR FUTURE EXPANSION