



RURAL BASE ZONES

Zones Applicable to Land outside an Urban Growth Boundary

This is a summary of the most common zones in the rural areas. Because it is a summary, the exceptions to the parcel size and setbacks are not listed here. In addition, the size of the firebreak may increase depending on site-specific conditions. For details on a specific zone or exceptions to the standards listed here, refer to Lane Code Chapter 16.

FARM and FOREST ZONES

LC 16.210 Nonimpacted Forest Lands Zone (F-1)

The purpose of the Nonimpacted Forest Lands District (F-1, RCP) is:

- (a) To implement the forest land policies of the Lane County Rural Comprehensive Plan, and the forest land policies of the Eugene/Springfield Metro Area General Plan.
- (b) To conserve forest land for uses consistent with Statewide Planning Goal #4. Minimum size for new lots or parcels: 80 acres

Minimum size for new lots or parcels: 80 acres

Setback from property lines: 30 feet

Minimum Firebreak: (30 feet primary) + (100 feet secondary) = 130 feet total

Riparian Setback: 100 feet from ordinary high water

Special features: Firebreaks required for all structures

Unique Features: No new dwellings allowed, but existing dwellings can be maintained.

LC 16.211 Impacted Forest Lands Zone (F-2)

The purposes of the Impacted Forest Lands Zone (F-2, RCP) are:

- (a) To implement the forest land policies of the Lane County Rural Comprehensive Plan and the forest land policies of the Eugene/Springfield Metro Area General Plan; and
- (b) To conserve forest land for uses consistent with Statewide Planning Goal #4, OAR 660-006 and ORS 215.700 through .755.

Minimum size for new lots or parcels: 80 acres

Setback from property lines: 30 feet

Minimum Firebreak: (30 feet primary) + (100 feet secondary) = 130 feet total

Riparian Setback: 100 feet from ordinary high water

Special features: Firebreaks required for all structures.

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LC 16.212 Exclusive Farm Use Zone (E)

The purposes of the Exclusive Farm Use (E-RCP) Zone are:

- (a) To preserve open land for agricultural use as an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to the people of Lane County and the state of Oregon, whether living in rural, urban, or metropolitan areas;
- (b) To preserve the maximum amount of the limited supply of agricultural land in large blocks in order to conserve Lane County’s economic resources and to maintain the agricultural economy of Lane County and the state of Oregon for the assurance of adequate, healthful and nutritious food for the people of Lane County, the state of Oregon, and the nation;
- (c) To substantially limit the expansion of urban development into rural areas because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion;

- (d) To provide incentives for owners of rural lands to hold such lands in the exclusive farm use zone because of the substantial limits placed on the use of these lands and the importance of these lands to the public; and
- (e) To identify and protect high value farm land in compliance with OAR 660 Division 33.

Minimum size for new lots or parcels:	
E-25.....	25 acres
E-30.....	30 acres
E-40.....	40 acres
E-60.....	60 acres

Exceptions to the minimum lot size are contained in LC 16.212(9)(b), (c) and (d).

Setback from property lines: 10 feet

Riparian Setback: 100 feet from ordinary high water

Special features: Soils types determine how a property may qualify for a dwelling; low value soils v. high value soils.

ZONES WITHIN A RURAL COMMUNITY

LC 16.290 Residential Zone (RR)

The purposes of the Rural Residential Zone (RR) are:

- (a) To implement the policies of the Lane County Rural Comprehensive Plan (RCP) pertaining to developed and committed lands. LC 16.290 does not apply to lands designated by the RCP as non-resource lands;
- (b) To promote a compatible and safe rural residential living environment by limiting allowed uses and development to primary and accessory rural residential uses and to other rural uses compatible with rural residential uses and the uses of nearby lands;
- (c) To provide protective measures for riparian vegetation along Class I streams designated as significant in the RCP; and
- (d) To provide that LC 16.290 shall not be retroactive and that the Director shall not have authority to initiate compliance with LC 16.290 for uses and development lawfully existing (per LC Chapter 16) on the effective date that LC 16.290 was applied to the subject property.

Minimum size for new lots or parcels:	
RR-1.....	2 acres
RR-2.....	2 acres
RR-5.....	5 acres
RR-10.....	10 acres

An exception to the minimum parcel or lot size may be allowed pursuant to LC 16.290(6)(c).

Setback from property lines: 10 feet

Setback from right-of-way: 20 feet

Riparian Setback: 50 feet from ordinary high water.

LC 16.291 Rural Commercial Zone (RC)

The purposes of the Rural Commercial Zone (RC, RCP) are: to implement the policies of the Lane County Rural Comprehensive Plan (RCP), to allow commercial uses and development that are consistent with Goal 14 and that are for the retail trade of products or services needed by rural residents or by persons traveling through the rural area, and to provide protective measures for riparian vegetation along Class I streams designated as significant in the Rural Comprehensive Plan.

Minimum size for new lots or parcels: None.

Setback from property lines: 10 feet

Setback from right-of-way: 20 feet

Riparian Setback: 50 feet from ordinary high water

LC 16.292 Rural Industrial Zone (RI)

The purposes of the Rural Industrial Zone (RI, RCP) are: to implement the policies of the Lane County Rural Comprehensive Plan (RCP); to allow industrial uses and development that are consistent with Goal 14 that include areas for small scale industrial uses and for industries that rely on a rural location in order to process rural resources; to allow for the continued operation of existing industries; and to provide protective measures for riparian vegetation along Class I streams designated as significant in the RCP. LC 16.292 is not retroactive.

Minimum size for new lots or parcels: None

Setback from property lines: 10 feet

Setback from right-of-way: 20 feet

Riparian Setback: 50 feet from ordinary high water

MISCELLANEOUS ZONES

LC 16.214 Marginal Lands Zone (ML)

The Marginal Lands Zone (ML-RCP) is intended to:

- (a) Provide an alternative to more restrictive farm and forest zoning.
- (b) Provide opportunities for persons to live in a rural environment and to conduct intensive or part-time farm or forest operations.
- (c) Be applied to specific properties consistently with the requirements of ORS 197.005 to 197.430 and the policies of the Lane County Rural Comprehensive Plan.

Land in a Marginal Land zone may be divided as follows:

- (a) Into lots or parcels containing at least 10 acres if the lots or parcels are not adjacent to land zoned Exclusive Farm Use (E), Nonimpacted Forest Land (F-1), Impacted Forest Land (F-2). If it is adjacent to such land, the subject land must qualify for designation as marginal land pursuant to ORS Chapter 197.
- (b) Into lots or parcels containing 20 acres or more if the lots or parcels are adjacent to land zoned Exclusive Farm Use (E), Nonimpacted Forest Land (F-1) or Impacted Forest Land (F-2), and that land does not qualify as marginal land pursuant to ORS Chapter 197.
- (c) A parcel of any size necessary to accommodate any of the nonresidential uses identified in LC 16.214(6)(c).

Setback from property lines: 10 feet. Setback from right-of-way: 20 feet. Riparian Setback: 100 feet from ordinary high water.

16.258 Clear Lake Watershed Protection Zone (CLWP).

Purpose. The Clear Lake Watershed has been recognized as an area deserving protection in order to maintain high water quality in Clear Lake as a domestic water supply source. The Oregon Environmental Quality Commission has adopted regulations to protect the water quality of Clear Lake. The Clear Lake Watershed is made up of properties, a substantial majority of which are in private ownership. The general purpose of the Clear Lake Watershed Protection Zone is to protect the quality of the Watershed, and at the same time, protect the rights of private property owners to make reasonable use of their land. The specific purposes of the Clear Lake Watershed Protection Zone are:

- (a) To protect the aquifer and surface waters (the Lakes) of the Clear Lake Watershed;
- (b) To help achieve the water quality standards set-forth in OAR 340-41-270 and to ensure that all uses within the Clear Lake Watershed are consistent with the objective of achieving these water quality standards; and
- (c) To provide clear and objective development standards necessary to meet water quality standards and avoid land use litigation

Minimum size for new lots or parcels: Too many options to list. Refer to LC 16.258(10).

COMBINING ZONES

These are the two most common Combining Zones in Lane County. A combining zone is used in addition to the base zone. It provides additional review and development standards for areas that have special hazards or unique natural features.

16.244 Floodplain Combining Zone (/FP).

It is the purpose of this section to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas. The provisions of this section are designed to:

- (a) Protect human life and health.
- (b) Minimize expenditure of public money and costly flood control projects.
- (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
- (d) Minimize prolonged business interruptions.
- (e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in areas of special flood hazards.
- (f) Help maintain a stable tax base by providing for the sound use and development of areas as special flood hazard so as to minimize future flood blight areas.
- (g) Ensure that potential buyers are notified that property is in an area of special flood hazard.
- (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

16.243 Beaches and Dunes Combining Zone (/BD).

Purpose. The Beaches and Dunes Combining Zone (/BD-RCP) is intended to be used in conjunction with the underlying zones in all coastal beach and dune areas in order to:

- (a) Ensure the protection and conservation of coastal beach and dune resources.
- (b) To prevent economic loss by encouraging development consistent with the natural capability of beach and dune landforms.
- (c) To provide for clear procedures by which the natural capability of dune landforms can be assessed prior to development.
- (d) To prevent cumulative damage to coastal dune resources due to the incremental effects of development.
- (e) To provide for such protection of beach and dune resources above and beyond that provided by the underlying zone.

Intent. The requirements imposed by the /BD-RCP Zone shall be in addition to those imposed by the underlying zone. Where the requirements of the /BD-RCP Zone conflict with those of the underlying zone, the more restrictive requirements shall apply.

BUILDING SETBACK REQUIREMENTS

RURAL ZONES

Table 1: BASE ZONE SETBACKS, CHAPTER 16

ZONE	ROW	PROPERTY LINES	OTHER	OTHER	RIPARIAN
F1	20	30	500 from F1	100 (at least 30) from EFU	100
F2	20	30	500 from F1	100 (at least 30) from EFU	100
EFU	20	10	Dwellings: 500 from F1	Dwellings: 100 from F2 or EFU	100
RR	20	10	LC 16.290(7)(c): 5 feet		50
RC	20	10			50
RI	20	10			50

Table 2: ROAD SETBACKS

CLASS		RIGHT OF WAY
arterial or collector	rural	80'
local	rural	50'
LAR or public road	rural	50'
principle arterial	urban	100'
minor arterial	urban	80'
major collector	urban	70'
minor collector	urban	60'
local	urban	60'

Total Setback from Right of Way = (½ the ROW) + (extra setback) + (base zone)

LC 15.010 Visual Clear Zone. A triangular area of a driveway or road intersection corner that is 15 feet in length along the driveway and along intersecting roads. No visual obstructions such as plantings, walls, fences, signs, or other structures or vegetation, either temporary or permanent in nature, between two and one-half and 15 feet in height above the road surface are permitted in this area.

Vertically: 2 ½ to 15 feet

Horizontally: 15 feet along driveway and intersection roads

LC 15.070(1)(f) and (g): Allowed Encroachments within Road Setbacks

Please note that some County roads or State Highways have additional setbacks pursuant to LC 15.075 and 15.083

