CHAPTER 10 CONTENTS

AGRICULTURAL LAND DISTRICT (A-2)
10.107-05 Purpose.
10.107-10 Uses.
10.107-12 Review Process.
10.107-20 Land Division Requirements.
10.107-30 Land Units.
10.107-40 Setback Requirements.
10.107-45 Vision Clearance.
10.107-50 Nonconforming Uses and Use of Preexisting Parcels.
10.107-60 Applications.
10.107-95 Telecommunication Towers.

AGRICULTURAL LAND DISTRICT (A-2)

10.107-05 Purpose.
The Agricultural Land District (A-2) is to define areas suitable for some agricultural activities, but are not well suited for commercial agriculture due to poorer soil conditions, presence of potentially incompatible land uses, inefficient parcel sizes and configurations or similar constraints. It is adopted as an Exclusive Farm Use District as provided for by ORS 215.203 through ORS 215.263.

The Agricultural Lands District (A-2) is to be applied to lands:

(1) Having soils of Class I, II, III or IV as identified by the US Soil Conservation Service, or

(2) Having suitability for farm use; or

(3) Necessary to permit farm practices on adjacent or nearby lands although having soils other than Class I through IV; and

(4) Not deemed suitable for designation as Important Agricultural Land (A-1), but otherwise defined as agricultural land by Statewide Goal 3.

It is County's policy to protect forestry and agricultural operations from conflicting land uses. Nothing in this chapter is intended to interfere with normal forestry or agricultural management or practices that might result in conditions such as noise, dust or smoke, visual impacts or odors for temporary periods of time. Existing or proposed non-forest or non-farm uses (i.e., dwellings) within the Agricultural Land District (A-2) must recognize that the intent of the District is to protect resource management activities and that in the event of conflict between residential uses and normal forestry or agricultural practices, this chapter will be interpreted in favor of resource management practices. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82)*

10.107-10 Uses.
Within an A-2 District only the following uses and buildings are permitted pursuant to the review process and criteria as specified in Table I below. The number opposite the proposed use under the column describing the land unit under consideration will indicate the appropriate review process described in LC 10.107-12.

Table I

Buildings & Uses	Land Unit (See LC 10.100-40)				
NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Commercial Farm	Commercial Farm Unit I	Special Commercial Farm Unit II	Special Farm Unit	Non-Farm Unit
(1) Farm uses (See "Farm Use"definition).	(1)	(1)	(1)	(1)	(1)
(2) Accessory buildings customarily provided in conjunction with a use permitted in this District.	(1)	(1)	(1)	(1)	(1)

Table I

Buildings & Uses	Land Unit (See LC 10.100-40)				
NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Com-mercial Farm	Com-mercial Farm Unit I	Special Commer-cial Farm Unit II	Special Farm Unit	Non-Farm Unit
(3) One single-family dwelling or one mobile home per land unit in conjunction with a farm use as defined in this chapter.	(1)	(2)[1]	(3)[2]	(4)[3]	N/A
(4) One single-family dwelling or one mobile home per land unit used for persons employed on the premises in conjunction with a farm use.	(1)	(2)[4]	(3)[5]	N/A	N/A
(5) Mobile homes in addition those permitted in (4) above for persons employed on the premises in conjunction with a farm use.	(11)	(11)	(11)	N/A	N/A
(6) One single-family dwelling or one mobile home per land unit not in conjunction with a farm use. Such use shall not be in addition to those permitted under (3), (4) and (5) above or (7) below.	(13)	(13)	(13)	(13)	(13)[6]
(7) One single-family dwelling or one mobile home per land unit occupied by a relative whose assistance on the farm is or will be required by the farm operator.	(1)	(1)	(1)	(1)	N/A

[1] If proposed on a parcel created under the review process specified at LC 10.107-12(7) or LC 10.107-12(8) below, the structure will be considered as a permitted use and not require approval as a special use.
[2] See #1.
[3] If proposed on a parcel created under the review process specified at LC 10.107-12(9) or LC 10.107-12(10) below, the structure will be considered as a permitted use and not require approval as a special use.
[4] See #1.
[5] See #1.
[6] If proposed on a parcel created under the review process specified at LC 10.107-12(10) below, the structure will be considered as a permitted use and not require approval as a special use.

Table I

Buildings & Uses NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Land Unit (See LC 10.100-40) Com-mercial Farm	Com-mercial Farm Unit I	Special Commer-cial Farm Unit II	Special Farm Unit	Non-Farm Unit
(8) Public and semipublic buildings and structures rendering direct utility service to the public in local areas, such as fire stations, utility substations, electrical transmission facilities transmitting electric current 150,000 volts or less in any single cable or line or group of cables or lines, radio and TV receiving or broadcasting facilities, pump stations and wells, except commercial facilities for the purpose of generating power for public use by sale.	(1)	(1)	(1)	(1)	(1)
(9) The keeping of dogs, accessory to a residence, provided the following conditions are satisfied.					
(a) The maximum number of dogs over four months of age shall be eight.					
(b) 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.					
(c) All dogs shall be owned by the property owners, except those temporarily kept for purposes of breeding.	(1)	(1)	(1)	(1)	(1)
(10) Propagation or harvesting of a forest product.	(1)	(1)	(1)	(1)	(1)
(11) Churches.	(1)	(2)[7]	(3)[8]	N/A	(4)
(12) Public and private schools.	(1)	(2)	(3)	N/A	(4)
(13) Operations for the exploration of geothermal resources as defined by ORS 522.005.	(1)	(1)	(1)	(1)	(1)
(14) Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005.	(5)	(5)	(5)	(5)	(5)

[7] See #1.
[8] See #1.

Table I

Buildings & Uses	Land Unit (See LC 10.100-40)				
NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Com-mercial Farm	Com-mercial Farm Unit I	Special Commer-cial Farm Unit II	Special Farm Unit	Non-Farm Unit
(15) Commercial activities that are in conjunction with a farm use.	(4)	(4)	(4)	(4)	N/A
(16) Parks, playgrounds or community centers owned and operated by a governmental agency or a nonprofit community organization.	(5)	(5)	(5)	(5)	(5)
(17) Private parks, playgrounds, hunting and fishing preserves, and campgrounds, including facilities for recreational vehicles, but specifically excluding mobile home parks.	(5)	(5)	(5)	(5)	(5)
(18) Flood control or irrigation projects and facilities.	(12)	(12)	(12)	(12)	(12)
(19) Electrical generation facilities, canals, flumes, pipelines and similar facilities, including electrical transmission facilities transmitting electric current in excess of 150,000 volts in any single cable or line of cables or lines.	(12)	(12)	(12)	(12)	(12)
(20) Rock, sand, gravel or loam extraction and extraction provided:					
(a) Materials produced are for the sole purpose of the owner or operator and are not offered for sale or remuneration and are used in conjunction with a farm use.					
(b) Total excavation or extraction does not exceed 5,000 cubic yards annually.	(4)	(4)	(4)	(4)	N/A
(21) Exploration, mining and processing of aggregate or other mineral resources or other subsurface resources which exceed the requirements for a special use as provided for in (19) above.	(5)	(5)	(5)	(5)	(5)

Table I

Buildings & Uses NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Land Unit (See LC 10.100-40) Com-mercial Farm	Com-mercial Farm Unit I	Special Commer-cial Farm Unit II	Special Farm Unit	Non-Farm Unit
(22) Personal-use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities as defined in ORS 215.213(2)(g).	(12)	(12)	(12)	(12)	(12)
(23) Feed lots.	(5)	(5)	(5)	(5)	(5)
(24) Minor Rural Home Occupations (see LC 10.342-25 through 10.342-25), provided, however, such activity is conducted exclusively by the residents and is within a dwelling allowed under (3), (4) or (5) above or is within the accessory buildings that have a primary function of supporting farming practices.	(11)	(11)	(11)	(11)	N/A
(25) Major Rural Home Occupations see (LC 10.342-05 through 10.342-25), provided, however, such activity is conducted exclusively by the residents and is within a dwelling allowed under (3), (4) or (5) above or is within accessory buildings that have a primary function of supporting farming practices.	(12)	(12)	(12)	(12)	N/A
(26) Golf courses.	(12)	(12)	(12)	(12)	(12)
(27) Temporary or portable sawmills, barkers and chippers. Such a use may be approved for a one-year period which is renewable. These facilities are intended for primary processing of a forest product. Forest products means timber grown upon a parcel of land or contiguous land where the primary processing facility is located.	(11)	(11)	(11)	(11)	(11)
(28) Boarding of horses for profit.	(12)	(12)	(12)	(12)	(12)

Table I

Buildings & Uses	Land Unit (See LC 10.100-40)				
NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Commercial Farm	Commercial Farm Unit I	Special Commercial Farm Unit II	Special Farm Unit	Non-Farm Unit
(29) A site for the disposal of solid waste approved by the governing body of a city or county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality, together with equipment, facilities or buildings necessary for its operation.	(11)	(11)	(11)	(11)	(11)
(30) Land Divisions.	(6)	(7)	(8)	(9)	(10)
(31) Family day care facility in an existing residence or a residence established in accordance with the applicable review processes set forth above	(1)	(1)	(1)	(1)	(1)
(32) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has been inventoried and designated in the applicable Comprehensive Plan as a historic structure meeting the standards of ORS 358.480.	Refer to 10.107-10(3) above.				
(33) Seasonal farm worker housing.	(11)	(11)	(11)	(11)	N/A
(34) Residential Home in an existing residence established in accordance with the applicable review processes set forth above.	(1)	(1)	(1)	(1)	(1)
(35) Winery, developed only as specifically defined in LC 10.020, provided that the vineyards described in the definition of winery are planted or that the long-term contract for vineyard produce is executed, and further provided that the following conditions are shown at the time of application to be satisfied in a manner that demonstrated conflicts with accepted farming or forest practices on adjacent lands are limited:					

Table I

Buildings & Uses	Land Unit (See LC 10.100-40)				
NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Com-mercial Farm	Com-mercial Farm Unit I	Special Commer-cial Farm Unit II	Special Farm Unit	Non-Farm Unit
(a) A 100-foot setback is maintained from all property lines to the outside perimeter of the winery and all associated public gathering places; (b) There is provision of direct road access to the site, including adequate internal circu-lation, and parking as defined in LC 10.300-05(2)(a)(vii).	(1)	(1)	(1)	(1)	N/A
(36) Room and board arrangements for a maximum of five unrelated persons in an existing dwelling otherwise permitted by this district, and also provided that such a facility will not force a significant change in accepted farm or forest practices on surrounding lands devoted to forest use, or significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm and forest use.	(11)	(11)	(11)	(11)	N/A
(37) Operations for the exploration for and production of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead; and operations for the exploration for minerals as defined by ORS 517.750.	(1)	(1)	(1)	(1)	(1)
(38) Subsurface resource recovery operations as follows: (i) Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted by LC 10.107-10(37) above.					

Table I

Buildings & Uses NOTE. (1) shown in the Land Unit column indicates a permitted use. All special uses requiring review. N/A=Not Allowed	Land Unit (See LC 10.100-40) Com-mercial Farm	Com-mercial Farm Unit I	Special Commer-cial Farm Unit II	Special Farm Unit	Non-Farm Unit
(ii) Mining of aggregate and other mineral and other subsurface resources to an amount exceeding 1,000 total cubic yards of material or excavation preparatory to mining a surface area of more than one acre.					
(iii) Processing, as defined in ORS 517.750, of aggregate into asphalt or portland cement; provided such processing does not take place within two air miles of a vineyard planted at the time the initial processing application is made.					
(iv) Processing of other mineral resource and other subsurface resources.	(5)	(5)	(5)	(5)	(5)
(39) Creation of, restoration of, or enhancement of wetlands.	(1)	(1)	(1)	(1)	(1)
(40) Transportation facilities and uses as specified in LC 10.500-15(1) through (13).	(1)	(1)	(1)	(1)	(1)
(41) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).	(11)	(11)	(11)	(11)	(11)

(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 3-91, 5.17.91; 10-04, 6.4.04)

10.107-12 Review Process.

For uses listed in Table I above, the following review processes are applicable:

(1) Permitted Use. Review is limited to determination of qualifications.

(2) Special Use.

(a) Subject to approval of the Planning Director pursuant to LC 14.100, and

(b) The subject property is a unit of contiguous ownership less than that specified in LC 10.360-10 but equal to or greater than the median ownership of farm units within the immediate area. Immediate area shall mean the section in which the subject property is located along with the eight surrounding and adjacent sections, excluding such areas as may lie outside the boundaries of Lane County, Oregon. Farm units shall mean any property having a property classification beginning with the digit "5" or ending with the digit "2" or "3" as shown on the latest approved tax roll. Ownerships of less than 10 acres shall not be included in the calculations of the median area.

(3) Special Use.

(a) Subject to approval of the Planning Director pursuant to LC 14.100, and

(b) The subject property, although smaller in size than other commercial farm units in the immediate area:

(i) Is unique in that the types of products produced, while following accepted farming practice, are not found in the immediate area, and

(ii) Will contribute in a substantial way to the agricultural economy of the County, and

(iii) Will help maintain agricultural processors and established farm markets in that the proposed operation is on land of similar size and productivity as other producers of the same products in the region.

(4) Special Use.

(a) Subject to approval of the Planning Director pursuant to LC 14.100, and

(b) (i) Is compatible with and not hazardous to existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(v) Is situated upon land generally unsuitable for the production of farm crops or livestock, considering the terrain, adverse soil or land condition, drainage and flooding, vegetation, location and size of tract.

(vi) Will not be adversely affected by natural hazards, such as floods, slides and erosion.

The above listed criteria are intended to be consistent with those provided in ORS 215.213(3).

(5) Special Use.

(a) Subject to approval of the Hearings Official pursuant to LC 14.300, and

(b) (i) Is compatible with and not hazardous to existing farm use and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(v) Is situated upon land generally unsuitable for the production of farm crops or livestock, considering the terrain, adverse soil or land condition, drainage and flooding, vegetation, location and size of tract.

(vi) Will not be adversely affected by natural hazards, such as floods, slides and erosion.

The above listed criteria are intended to be consistent those provided in ORS 215.213(3).

(6) Subject to Director approval pursuant to LC Chapter 13. Land division resulting in parcels meeting the area requirements of LC 10.360-10 shall be deemed as conforming with ORS 215.243.

(7) (a) Subject to Director approval pursuant to LC Chapter 13, and

(b) The subject property is a unit of contiguous ownership less than that specified in LC 10.360-10, but equal to or greater than the median ownership of farm units within the immediate area. Immediate area shall mean the section in which the subject property is located along the eight surrounding and adjacent sections, excluding such areas as may lie outside the boundaries of Lane County, Oregon. Farm units shall mean any property having a property classification beginning with the digit "5" or ending with the digit "2" or "3" as shown on the latest approved tax roll. Ownerships of less than 10 acres shall not be included in the calculations of the median area. Findings of compliance with this criterion shall be deemed as complying with ORS 215.243.

(8) Subject to Director approval pursuant to LC Chapter 13, and

(a) (i) Is compatible with existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(b) The subject property although smaller in size than other commercial farm units in the immediate area:

(i) Is unique in that the types of products produced, while following accepted farming practices, are not found in the immediate area, and

(ii) Will contribute in a substantial way to the agricultural economy of the County, and

(iii) Will help maintain agricultural processors and established farm markets in that the proposed operation is on land of similar size and productivity as other producers of the same products in the region.

Findings of compliance with those criteria shall be deemed as complying with ORS 215.243.

(9) Subject to Director approval pursuant to LC Chapter 13, and

(a) (i) Is compatible with existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(b) (i) Agricultural land will be maintained as a natural and economic asset.

(ii) There will be no intrusion into the block of agricultural land surrounding the subject property.

(iii) There will be no urban development.

(iv) The owners of property will be encouraged to maintain the Exclusive Farm Use Zone.

The above-listed criteria are intended to be consistent with those provided in ORS 215.243 as required by ORS 215.263(3).

(c) (i) The parcel to be divided is marginal agricultural land.

(ii) The parcel to be divided cannot now or in the foreseeable future be found profitable.

(iii) Parcels slightly larger than the parcel to be divided cannot be economically farmed.

(iv) Most farming operations in the area are on farms of the size proposed by the division.

(v) Greater agricultural utilization will result from breaking the undivided parcel into small farms as proposed.

(10) Subject to Director approval pursuant to LC Chapter 13.

(a) (i) Is compatible with existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(v) Is situated upon land generally unsuitable for the production of farm crops or livestock, considering the terrain, adverse soil or land condition, drainage and flooding, vegetation, location and size of tract.

The above-listed criteria are intended to be consistent with those provided in ORS 215.213(3).

(b) (i) Agricultural land will be maintained as a natural and economic asset.

(ii) There will be no intrusion into the block of agricultural land surrounding the subject property.

(iii) There will be no urban development.

(iv) The owners of property will be encouraged to maintain the Exclusive Farm Use Zone.

(c) Where the parcel(s) are proposed on land valued at true cash value for farm use under ORS 308.370, evidence has been submitted that the proposed parcel(s) have been disqualified for valuation at true cash value for farm use under ORS 308.370.

The above-listed criteria are intended to be consistent with those provided in ORS 215.243 as required by ORS 215.263(3).

(11) Special Use.

(a) Subject to approval of the Director pursuant to LC 14.100, and

(b) (i) Is compatible with and not hazardous to existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(v) Will not be adversely affected by natural hazards, such as goods, slides, erosion.

(12) Special Use.

(a) Subject to approval of the Hearings Official pursuant to LC 14.300, and

(b) (i) Is compatible with and not hazardous to existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(v) Will not be adversely affected by natural hazards, such as floods, slides, erosion.

(13) Special Use.

(a) Subject to approval of the Planning Director pursuant to LC 14.100, and

(b) (i) Is compatible with existing farm uses and uses permitted in the surrounding Zoning District(s).

(ii) Is consistent with the purpose of the Zoning District and ORS 215.243.

(iii) Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use.

(iv) Does not materially alter the stability of the overall land use pattern of the area.

(v) Is situated upon land generally unsuitable for the production of farm crops or livestock, considering the terrain, adverse soil or land condition, drainage and flooding, vegetation, location and size of tract.

(vi) Will not be adversely affected by natural hazards, such as floods, slides, erosion.

(vii) Will not cause hazardous conditions.

(viii) Where the dwelling or mobile home is proposed on land valued at true cash value for farm use under ORS 308.370, evidence has been submitted that the lot or parcel upon which the dwelling or mobile home is proposed has been disqualified for valuation at true cash value for farm use under ORS 308.370.

The above-listed criteria are intended to be consistent with those provided in ORS 215.213(3). *(Revised by Ordinance No. 1-82, As Amended, Effective 4.16.82; 16-83, 9.14.83)*

10.107-20 Land Division Requirements.

Land with the Limited Agricultural Land District (A-2) shall be subject to the following provisions in addition to the requirements of LC Chapter 13.

(1) Land divisions shall be effected only by partition as defined by LC 13.010(5). Subdivision of land as defined by LC 13.011(9) is expressly prohibited.

(2) The exclusion of lands subject to the provisions of LC Chapter 13, set for in LC 13.010(1)(d) shall not apply to lands within the Limited Agricultural Land District (A-2).

(3) The division of land within the Limited Agricultural Land District (A-2) by lease or rental for any farm purpose is permitted and shall not be subject to the provisions of LC Chapter 13. No structure or building may be erected appurtenant to such a division, except those permitted under LC 10.107-10(2) above.

(4) A division of land may be allowed to create a parcel with an existing historic property inventoried and designated within the applicable Comprehensive Plan and meeting the standards of ORS 358.480, provided the parcel is not larger than the minimum size necessary for the use and if the division would not conflict with the purpose of this zone.

(5) A division of land may be allowed to create a parcel with an existing Residential Home, provided the parcel is not larger than the minimum size necessary for the use and if the division would not conflict with the purpose of this zone. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 3-91, 5.17.91)*

10.107-30 Land Units.

For purposes of using Table I (LC 10.107-10), the following shall apply:

(1) Commercial Farm Unit is a contiguous ownership meeting the area requirements of LC 10.360-10.

(2) Special Commercial Farm Unit I is a contiguous ownership meeting the area requirements set forth in LC 10.107-12(2).

(3) Special Commercial Farm Unit II is a contiguous ownership meeting the requirements set for in LC 10.107-12(3).

(4) Farm Unit is any contiguous ownership used for farm use as defined by this chapter and not meeting the requirements of LC 10.107-30(1), (2) or (3) above.

(5) Non-Farm Unit is any parcel of land not used for farm purposes as defined by this chapter. *(Revised by Ordinance No. 1-82, As Amended, Effective 4.16.82)*

10.107-40 Setback Requirements.

(1) Setbacks from all property lines and public or private rights-of-way shall be as provided in LC 15.065 through 15.095.

(2) All buildings or structures shall be set back 100 feet from ordinary high waterline of any Class I stream, provided, however, a lesser setback may be authorized in conjunction with a special use after evaluation of impact on riparian vegetation. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 10-04, 6.4.04)*

10.107-45 Vision Clearance.

Vision clearance for corner lots or parcels shall be a minimum of 15 feet. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.107-50 Nonconforming Uses and Use of Preexisting Parcels.

(1) A legally established non-farm use existing at the time this zone is applied and is unintentionally destroyed by fire, other casualty or natural disaster may be reestablished to its previous nature and extent, but the reestablishment shall meet all building, plumbing, sanitation, State Building Code and LC Chapter 15, Setback Requirements.

(2) If a preexisting parcel meets the minimum area requirements of this section for a commercial farm parcel, uses may be established as provided in this section.

(3) Except as provided in LC 10.107-50 (1) above, if a preexisting parcel does not meet the minimum area requirements of this section for a commercial farm parcel, the parcel is deemed a non-farm lot and any proposed single-family dwelling, mobile home and accessory building shall be deemed a non-farm use. Any other use listed in LC 10.107-10 above may be established in accordance with procedures and criteria in LC 10.107-10. *(Revised by Ordinance No. 1-82 As Amended, Effective 4.16.82)*

10.107-60 Applications.

Any application submitted for review under this section must state which land unit and review process is applicable. Failure to meet the applicable criteria and standards shall result in denial of the application. Consideration of the request under different criteria (i.e., those applicable to a different land unit) shall be only upon the submission of a new application. *(Revised by Ordinance No. 1-82 As Amended, Effective 4.16.82; 16-83, 9.14.83)*

10.107-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.107-05 through -60 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)*

PAGES 10-265 THROUGH 10-300
ARE RESERVED FOR FUTURE EXPANSION