

Lane Code
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NATURAL RESOURCE DISTRICT (NR)**10.101-05 Purpose.**

The Natural Resource District (NR) is intended to protect areas having unique or irreplaceable natural resources which are vital elements for a safe, healthful and pleasant environment for human life. The Natural Resource District may be applied to public and private lands where the Comprehensive Plan requires natural resource site protection. The District is not intended to be applied to other types of resource land, such as agricultural land and forest land. To minimize the potential hazards of pollution, resource conversion and land development resulting from increases in human population, urbanization, income, leisure time and individual mobility, emphasis will be placed on limiting and regulating human activity in those areas where.

(1) The acceptable water quality of streams, lakes, estuaries of the ocean may be endangered;

(2) Watersheds and their streams or lakes are used for domestic water supplies;

(3) Vegetative cover is essential to maintain soil stability and prevent erosion;

(4) Natural conditions are vital for either unique vegetative ecosystems, aquatic or wildlife habitat; and

(5) Scenic quality or vistas or open space is unique and/or irreplaceable.

(Revised by Ordinance 3-76, Effective 4.7.76; 10-82, 7.9.82)

10.101-10 Permitted Buildings and Uses.

In the NR District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this subsection, subject to the general provisions and exceptions set forth in this ordinance:

(1) The following recreational facilities and uses owned by a governmental agency or a nonprofit community organization limited to day use.

(a) Exhibitions of the natural conditions of shorelands, dunelands, forested areas, streams and lakes, marshlands, or similar areas of unique and irreplaceable value, and the vegetation and wildlife supported by such lands and waters, provided that in no event shall such activity destroy, or endanger the relationships between the natural conditions being exhibited.

(b) Picnicking areas, day parks, and playgrounds.

(c) Accessory facilities for outdoor recreation activity such as fishing, clam digging and hunting (provided such activity is conducted only in those areas allowed pursuant to Federal, State, and Local fish and game regulations) and hiking and horseback riding.

(2) Wildlife and aquatic-life sanctuaries or preserves.

(3) Aquaculture.

(4) Other uses similar to the above.

(5) The following transportation facilities and uses, provided no filling or dredging is required:

(a) Operations, maintenance, and repair as defined in LC 15.010 of existing transportation facilities, services, and improvements, including road, bicycle, pedestrian, port, airport and rail facilities, and major regional pipelines and terminals.

(b) Preservation as defined in LC 15.010, and rehabilitation activities and projects as defined in LC 15.010 for existing transportation facilities, services, and improvements, including road, bicycle, pedestrian, port, airport and rail facilities, and major regional pipelines and terminals. *(Revised by Ordinance 3-76, Effective 4.7.76; 10-82, 7.9.82; 10-04, 6.4.04)*

10.101-12 Special Uses - Planning Director Approval.

The following uses are subject to approval by the Planning Director as provided for in LC 10.316:

(1) Single-family dwelling(s) or mobile home(s) for residential purpose for watchman, caretaker, or operator in conjunction with use permitted in the district. *(Revised by Ordinance 10-82, Effective 7.9.82)*

10.101-15 Special Uses - Hearings Official Approval.

The following uses are subject to approval by the Hearings Official as provided for in LC 10.317:

- (1) Radio or television transmitter, tower or station.
- (2) Solid waste disposal transfer station, sanitary landfill.
- (3) 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.
- (4) Electric transmission facilities transmitting electric current in excess of 75,000 volts in any single cable or line or group of cables or lines.
- (5) Piers and boat houses.
- (6) Sewage treatment plant.
- (7) Single-family dwelling or mobile home. *(Revised by Ordinance 3-76, Effective 4.7.76; 10-82, 7.9.82)*

10.101-20 Special Use Criteria.

Special uses authorized by LC 10.101-12 and 10.101-15 above shall be approved only upon submission of evidence the following criteria are met:

- (1) The use will not adversely impact the significant natural resource area within the subject land zoned NR.
- (2) There are no alternative locations for the proposed use within the same contiguous ownership.
- (3) If the proposed use will in any way disturb the significant resource area within the subject land zoned NR by clearing, grading, or filling or by the construction and placement of structures on the site, measures can and shall be imposed to mitigate all significant impacts on the resource area.
- (4) The use will not be adversely affected by known natural hazards. (5) The use will not create a hazardous natural or physical condition, such as erosion, landslide, flooding. *(Revised by Ordinance No. 10-82 As Amended, Effective 7.9.82)*

10.101-21 Heights.

(Also see LC 10.300-10). No building shall exceed 35 feet in height. *(Revised by Ordinance 3-76, Effective 4.7.76)*

10.101-23 Setback Requirements.

(Also see 10.300-15 and 15.065 - .095).

- (1) Front yard setback shall be 20 feet.
- (2) Side yard setback shall be as follows.
 - (a) Interior yard -- 15 feet for a main building; five feet for an accessory building or structure.
 - (b) Street side yard - 20 feet.
- (3) Rear yard setback shall be 20 feet for a main building; five feet for an accessory building or structure. *(Revised by Ordinance 3-76, Effective 4.7.76)*

10.101-28 Vision Clearance.

Vision clearance for corner lots shall be a minimum of 15 feet. *(Revised by Ordinance 3-76, Effective 4.7.76)*

10.101-35 Off-Street Parking.

There shall be at least one permanently reserved parking space, or private garage, on the same lot, or attached to or made a part of the main building. Such parking space shall be not less than eight feet wide and 18 feet long. The parking space or garage shall be provided at the time of erection of the main building, and it shall have adequate provisions for ingress and egress by standard-sized automobiles. For parking space requirements for buildings other than dwellings, see the general Off-Street Parking Section (LC 10.300-05). *(Revised by Ordinance 3-76, Effective 4.7.76)*

10.101-42 Area.

(Also see LC 10.300-10). The minimum area for the division of land for a single-family dwelling or mobile home shall be 20 acres. *(Revised by Ordinance 3-76, Effective 4.7.76)*

10.101-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.101-05 through -42 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 4-02, Effective 4.10.02)*

FOREST MANAGEMENT DISTRICT (FM)**10.102-05 Purpose.**

The Forest Management District (FM) is intended to preserve and protect lands for continued timber production, harvesting and related uses.

The District is also to preserve and protect watersheds, wildlife habitats and other such uses associated with the forest. Although the District is intended primarily for timber usage, it would provide for the orderly and planned development of both public and private recreation and other uses compatible with the primary intent of the District. Use of land not associated with the management and development of forests and mineral exploration shall be discouraged to minimize the potential hazards of damage from fire, pollution and other conflicts caused by such use of land. The FM District is intended for application to rural timbered areas having natural resource and recreational value. The FM District is intended to carry out these purposes:

(1) Recognize that the commercial forest lands within the County are necessary for the continuous production of renewable natural resources in the form of forest crops and, as such, are beneficial to the economy of the County and to the welfare of its people.

(2) Encourage the management of commercial forest lands for the continued growing, harvesting and processing of forest crops. *(Revised by Ordinance 1-82, As Amended, Effective 4.16.82)*

10.102-10 Permitted Buildings and Uses.

In the FM 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 management, growing and harvesting of forest crops, accessory structures to be used for equipment maintenance, communications, office use and watchmen, and those structures and facilities incidental to each such activity, such as mobile processing or harvesting facilities and equipment and seasonal mobile homes, for harvesting purposes.

(2) Facilities and test plots for experimental and research activities associated with forest management or forest products.

(3) The following farm uses.

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

(b) Pastures and grazing.

(c) Animal husbandry, including the breeding and raising of cattle, sheep, horses, goats, pigs and rabbits: provided that such raising activities are not part of, nor conducted in conjunction with, any livestock sales yard, slaughter house or animal by-product business, and further provided goats, sheep and pigs shall be physically contained on the subject property by use of fencing or other similar means.

(d) Poultry ranching, provided the lot area is a minimum of 20 acres.

(e) Dairying, provided the lot area is a minimum of 20 acres.

(f) Raising and selling of furbearing animals.

(g) Keeping of honey bees and the production and sale of honey.

(4) Fish and game management, including accessory facilities.

(5) Recreation trails; public or private camping and picnic facilities, provided the total number of camping or picnic facility units located on a lot:

(a) Does not exceed 10 units, and

(b) If the lot is 10 acres or less in size, the number of facility units located thereon shall not exceed the number of acres.

(6) Public or private hunting and fishing preserves.

(7) Airplane strips, helipads and balloon bedding areas accessory to a permitted use.

(8) Rock quarries, including crushing, screening and stockpiling of materials, provided the location shall be at least 1,000 feet from any Zone District that is not an F-F 20, M-3, S-G or S-G/GP District for any excavation for which the amount exceeds 10,000 cubic yards annually.

(9) Mineral exploration, provided the following standards are not exceeded.

(a) A result of 500 yards of surface mining refuse annually, as defined in ORS 517.750(12); and

(b) One acre of area for the exploration, including all accessory buildings and access facilities.

(10) Disposal sites for waste materials generated through the production, harvesting or manufacturing of forest crops, excepting where such activities are located within 1,000 feet of any Zone District that is not an EFU, F-F 20, M-3, S-G, or SF/CP District.

(11) One single-family dwelling, one two-family dwelling, or one mobile home per lot.

(12) Kennel, 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 lot area is less than 20 acres, the maximum number of dogs over four months of age shall be eight.

(c) Where lot area is a minimum of 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 an adjoining property.

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

(13) Minor Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).

(14) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 14-74, Effective 12.27.74; 9-75, 7.2.75; 3-76, 4.7.76; 1-82, As Amended, 4.16.82; 9-83, 4.29.83; 10-04, 6.4.04)*

10.102-15 Conditional Uses.

The following uses are allowed, if first approved in compliance with the conditional use permit criteria of LC 10.320.

(1) Group quarters, transient lodgings or other residential buildings customarily provided in conjunction with permitted uses, including mobile homes for the owner's operator or employees (not to be defined as mobile home park).

(2) Public or private recreational uses which do not satisfy the requirements for camping and picnic uses allowed as a permitted use in LC 10.102-10(5) above.

(3) Disposal sites for waste materials not meeting the requirements for a permitted use in LC 10.102-10(10) above.

(4) Dams, water storage areas, power transmission stations, substations and other similar facilities, electric transmission facilities transmitting electricity in excess of 75,000 volts in any single cable or line or group of cables of lines, canals, flumes and pipelines and other communication facilities not allowed as permitted use in LC 10.102-10(1) above.

(5) Rock, sand, gravel and loam excavation which does not satisfy the requirements for an allowable permitted use as provided in LC 10.102-10(8) above.

(6) Mining operations which do not satisfy the requirements for an allowable permitted use as provided in LC 10.102-10(9) above.

(7) Signs which do not conform to the sign provisions of LC 10.102-36 below.

(8) Forest crop processing facilities not otherwise allowed as a permitted use in LC 10.102-10(1) above.

(9) Kennels which do not satisfy the requirements for kennels allowed as a permitted use in LC 10.102-10(11) above.

(10) Major Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).

(11) Other uses similar to those listed in LC 10.102-10 and -15 above.

(12) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).

(13) Other uses not specifically authorized any place in this chapter. *(Revised by Ordinance No. 14-74, Effective 12.27.74; 9-75, 7.2.75; 3-76, 4.7.76; 1-82, As Amended, 4.16.82; 9-83, 4.29.83; 16-83, 9.14.83; 10-04, 6.4.04)*

10.102-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065 - .095). Front yard setback shall be 20 feet. *(Revised by Ordinance No. 14-74, Effective 12.27.74; 3-76, 4.7.76; 1-82, As Amended, 4.16.82; 9-83, 4.29.83)*

10.102-36 Signs.

The following restrictions shall apply only within areas within 200 feet of a street other than an approved private easement:

- (1) Identification signs each not exceeding 200 square feet in area and not exceeding one sign per each one-half mile distance.
- (2) One sign not exceeding 20 square feet in area pertaining to the sale or rental of property.
- (3) Signs shall pertain to uses conducted within the contiguous boundaries of the FM District.

Signs in excess of these requirements may be provided by special use as provided in LC 10.102-20(7) above. *(Revised by Ordinance No. 14-74, Effective 12.27.74; 9-75, 7.2.75; 3-76, 4.7.76; 1-82, As Amended, 4.16.82)*

10.102-42 Area.

(1) The minimum area for the division of land shall be 40 acres; except that the division of forest land by lease or rental for any forest land purpose is permitted, provided, however that no structure or building may be erected appurtenant to such division of land, except those permitted under LC 10.102-10(1) through (8) above, except further, division of land for less than 40 acres is permitted conditionally, except under LC 10.102-15(1) and (2) above.

(2) 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. 14-74, Effective 12.27.74; 9-75, 7.2.75; 3-76, 4.7.76; 1-82, As Amended, 4.16.82; 9-83, 4.29.83)*

10.102-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.102-05 through -42 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)*

IMPORTANT FOREST LAND DISTRICT (F-1)**10.103-05 Purpose.**

Purposes of the Important Forest Land District (F-1) are:

- (1) To recognize that commercial forest lands within the County are necessary for the continuous production of renewable natural resources in the form of forest crops and as such are beneficial to the economy of the County and to the welfare of its people.
- (2) To encourage the management of commercial forest lands for the continued growing, harvesting and processing of forest crops.
- (3) To conserve forest land for forest uses in accordance with the LCDC Goal 4.

(4) To protect commercial forest lands from intrusion of noncompatible uses by restricting non-forest uses that create potential impacts such as:

(a) Increased fire danger and suppression costs.
 (b) Smaller parceling which restricts economically feasible management practices.

(c) Economic or social hardships to a neighboring forest owner who utilizes forest management practices.

(d) Inconsistent or conflicting land management techniques.

(e) Set a precedent for additional non-forest uses and supportive facilities and services.

(f) Conversion to other non-forest uses.

(g) Difficulty in administering the Oregon Forest Practices Act.

(5) To provide for mineral exploration.

(6) To provide for farm uses.

It is the 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 Important Forest Land District (F-1) 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. Non-forest or non-farm uses are considered appropriate only upon demonstration that existing and potential forest uses will be retained and protected. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 9-83, 4.29.83)*

10.103-10 Permitted Buildings and Uses.

The following nonresidential uses and activities and their accessory building and uses are permitted:

(1) The management, growing and harvesting of forest crops; accessory structures to be used for equipment maintenance, communications, office use and watchmen, and those storage areas, structures and facilities incidental to each such activity, such as mobile processing on harvesting facilities and equipment and seasonal mobile homes for harvesting purposes.

(2) Facilities and test plots for experimental and research activities associated with forest management or forest products.

(3) Farm uses (see farm use definition, LC 10.020).

(4) Fish and game management, including accessory facilities.

(5) Recreation trail; public or private camping and picnic facilities, provided the total number of camping or picnic facility units located on a lot:

(a) Does not exceed 10 units.

(b) If the lot is 10 acres or less in size, the number of facility units located thereon shall not exceed the number of acres.

(6) Public or private hunting and fishing preserves.

(7) Facilities for fixed or rotary-winged and lighter-than-air aircraft, provided such facilities are accessory to the management, growing or harvesting of forest crops.

(8) Rock, sand, gravel and loam extraction, quarries, including crushing, screening and stockpiling of materials, provided the location shall be at least 1,000 feet from any Zone District that is not an EFU, A-1, A-2, F-2, M-3, S-G or S-G/CP District for any excavation for which the amount exceeds 10,000 cubic yards annually, and

provided further that materials produced are used solely in conjunction with forest or farm use activities.

(9) Mineral exploration, provided the following standards are not exceeded:

(a) One acre of area for exploration, including all accessory buildings, access facilities and surface mining refuse.

(b) A result of 500 cubic yards annually of surface mining refuse such as waste materials, soil, rock, liquid vegetation and other materials resulting from or displaced by surface mining operations.

(10) Minor Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).

(11) Emergency forest protection facilities such as fire towers, temporary fire suppression crew quarters, fire attacking landing strips for airplanes, or other similar uses.

(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; 10-04, 6.4.04)*

10.103-15 Special Uses - Director Approval.

The following uses are subject to approval by the Director pursuant to Type II procedures of LC Chapter 14.

(1) One single-family dwelling or mobile home per lot in conjunction with uses permitted under LC 10.103-10(1) through (3) above. Such use of the property must be documented by:

(a) Designation of the property by County Tax Assessor as receiving either forest or farm tax deferral; or

(b) A satisfactory forest or agricultural management plan that, if implemented, would qualify the property for forest or farm tax deferral;

(c) A cooperative or lease agreement with another owner of forest or farmland for management of the property.

(2) Group quarters or transient lodging in conjunction with uses permitted under LC 10.103-10 above.

(3) Disposal sites for waste materials generated through the production, harvesting or manufacturing of forest crops, provided, however, such sites are not within 1,000 feet of any Zone District that is not an EFU, A-1, A-2, F-2, M-3, S-G or SG/CP District.

(4) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 9-83, 4.29.83; 16-83, 9.14.83; 10-04, 6.4.04; 20-05, 6.16.20)*

10.103-20 Special Uses - Hearings Official's Approval.

The following uses are subject to approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14.

(1) Public or private recreational uses which exceed the requirements for camping and picnic uses allowed as a permitted use in LC 10.103-10(5) above.

(2) Disposal sites for waste materials not meeting the requirements for a permitted use in LC 10.103-15(3) above.

(3) Dams, water storage areas, electrical generation facilities power transmission stations, substations and other 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 and other communication facilities not allowed as a permitted use in LC 10.103-10(1) above.

(4) Rock, sand and gravel and loam extraction, quarries, including processing and stockpiling, which does not satisfy the requirements for an allowable permitted use as provided in LC 10.103-10(8) above.

(5) Mining operations which do not satisfy the requirements for an allowable permitted use as provided in LC 10.103-10(9) above.

(6) Forest crop processing facilities not otherwise allowed as a permitted use in LC 10.103-10(1) and (2) above.

(7) Major Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).

(8) Geothermal development, including site development generation facilities, transmission lines or pipes, substations and communication facilities. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 9-83, 4.29.83; 16-83, 9.14.83; 20-05, 6.16.20)*

10.103-25 Special Use Criteria.

Special uses authorized by LC 10.103-15 and 10.103-20 above shall be approved only upon submission of evidence the following criteria are met:

(1) Any building, mobile home or structure used for residential purposes.

(a) Shall not be located within 500 feet of forest or agricultural lands not owned by the applicant, except in such circumstances when the existing ownership pattern, natural features of a parcel, the location of access roads, other dwelling units or the surrounding land use would permit clustering of dwellings so as to preserve larger contiguous forested areas and buffering from forestry or agricultural operations.

(b) Shall be located on the least productive portions of the parcel, considering soil productivity, existing dwelling and structures, natural hazards, access and the surrounding land use.

(c) Shall be located a compatible distance from a forest product processing facility.

(d) Shall maintain a minimum fuel break of 100 feet cleared of flammable material between the dwelling and forest land. Such fuel break shall be continually maintained and may contain ornamental shrubbery, single specimen trees or similar plants used as ground cover, however, the plants should not be a means of rapidly spreading fire.

(e) Shall provide a fire suppression system that includes the following:

(i) A pond, stream, tank, or sump with storage of not less than 1,000 gallons or well capable of delivering 20 gallons per minute, provided such well is on an independent power system.

(ii) A water pump capable of pumping not less than 20 gallons per minute.

(iii) Sufficient water outlets, together with serviceable hose not less than three-quarter inch inside diameter and a nozzle to reach the dwelling and nearby improvements.

(iv) The water supply, pump, hose and nozzle shall be maintained as a connected, operating unit ready for immediate use during periods of fire danger.

(f) Shall clearly demonstrate the necessity for siting the residential structure on the property as opposed to other areas not zoned for resource purposes.

(2) In addition to other applicable requirements set forth in LC Chapter 15 and LM Chapter 15, the following requirements for appropriate access and egress of emergency firefighting equipment shall be observed.

(a) Maintenance of a shaded fuel break within dedicated road rights-of-way.

(b) Grades and turning radii are within the capabilities of emergency equipment serving that locale.

(c) Bridge construction must be adequate to support the gross vehicle weight of emergency equipment serving that locale.

(d) Dead-end roads and streets must provide adequate turnarounds.

(3) When a use is proposed in an area designated as an important or sensitive site or winter range on the Lane County Wildlife Inventory, the Oregon Department of Fish and Wildlife shall be notified and allowed opportunity to comment.

(4) The proposed use does not interfere with farm or forest activities in the area and will be compatible with the retention of existing and potential forest uses on the surrounding forest lands considering, among other things, the rating of wildfire potential as set forth in LC 10.103-60 below. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 9-83, 4.29.83)*

10.103-30 Signs.

The following restrictions shall apply only to areas within 200 feet of a street other than an approved easement.

(1) Identification signs, each not exceeding 200 square feet in area and not exceeding one sign per each one-half mile distance.

(2) One sign not exceeding 32 square feet in area pertaining to the sale or rental of property.

(3) Signs shall pertain to uses conducted within the contiguous boundaries of the ownership. *(Revised by Ordinance No. 16-80, Effective 9.27.80)*

10.103-35 Vision Clearance.

Vision clearance for all corner lots shall be a minimum of 15 feet. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 9-83, 4.29.83)*

10.103-40 Setback Requirements.

(1) Building 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 shall be set back 100 feet from ordinary high water 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)*

10.103-50 Area.

Divisions of land shall be approved upon satisfactory findings that the division:

(a) Is compatible with forest uses in the area, and does not interfere with forest practices as defined and regulated under the Oregon Forest Practices Act (ORS 527.610 to 527.730).

(b) Is consistent with the forest land Goals and Policies of the Lane County Comprehensive Plan.

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

(d) Results in parcels of sufficient size to carry out the intent and purpose of the F-1 District, taking into consideration permitted uses, physical characteristics and productive capacity of the land.

(2) Where deemed necessary to comply with the requirements of this subsection, evidence similar to that described in LC 10.103-15(1) above may be required. *(Revised by Ordinance No. 16-80, Effective 9.27.80; 1-82, As Amended, 4.16.82; 9-83, 4.29.83)*

10.103-60 Wildfire Hazard Severity Rates System.

The physical characteristics of a proposed development which have the most impact on fire severity have been identified along the top of the chart. Four dangers of fire hazards are shown below each criterion. The left column provides a numerical rating for each fire hazard. Place the appropriate rating number in the blank at the bottom of each column. Add these five ratings together to determine the point total. The impact level determined by the point total can then be read from the box below the chart.

Rating	Slope	Aspect	Response Time from Forestry Dept.	Vegetation	Response Time from Rural Fire Dept.
1	Flat 0-5%	North	15 min.	Old Growth Timber	5 min.
2	Gentle 5-20%	East	30 min.	2 nd Growth Timber	10 min.
3	Moderate 20-40%	West	45 min.	Brush and/or Reproduction	15 min.
4	Steep 40%	South	60 min.	Slash/Grass	20 min.
Subtotal					
Total of points assigned to all columns					

IF THE POINT TOTAL IS:

5-6

7-11

12-20

THE IMPACT LEVEL IS:

No Impact

Minor Impact

Severe Adverse impact

(Revised by Ordinance No. 16-80, Effective 9.27.80)

10.103-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.103-05 through -50 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 10-112 THROUGH 10-150
ARE RESERVED FOR FUTURE EXPANSION