

Lane Code
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GENERAL RURAL DISTRICT (GR 10)**10.108-05 Purpose.**

The General Rural District 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 large-scale 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. *(Revised by Ordinance No. 9-75, Effective 7.2.75)*

10.108-10 Permitted Buildings and Uses.

In the General Rural District, the following types of structures and uses are permitted as described in this section and 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, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed and similar food and fibre products.

(b) Pastures and grazing.

(c) Except as limited by LC 10.108-15(1), 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 for the primary purpose of personal, domestic use; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock sales yard, slaughterhouse or animal by-product business.

(d) The raising, tending, or breeding of swine, fowl or furbearing 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.

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

(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 or two-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. 9-75, Effective 7.2.75; 3-76, 4.7.76; 10-04, 6.4.04*)

10.108-15 Conditional Uses.

The following types of buildings and uses may be allowed, subject to the granting of a Conditional Use Permit in accordance with the general provisions of this chapter regarding such permits (LC 10.320), and subject to the general provisions and exceptions set forth in this chapter.

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

- (a) Raising, tending or breeding of swine.
- (b) Raising, tending or breeding of furbearing animals.
- (c) Feed lots.
- (d) Raising, tending or breeding of fowl for meat or egg production.

(2) The following uses, when such uses constitute a separate business or enterprise not incidental or accessory to a farm use:

- (a) Hop, nut and fruit driers.
- (b) Feed mixing and storage facilities.
- (c) Hullers.
- (d) Mint distilleries.
- (e) Seed processing, packing, shipping and storage.
- (f) Plants for the storage or packing of agricultural products.
- (g) Temporary and portable sawmills, barkers and chippers.
- (h) Other similar processing and farm commercial activities.

(3) Airports, heliports or aircraft landing fields.

(4) Animal hospitals.

(5) Campgrounds.

(6) Camping vehicle parks.

(7) Cemeteries.

(8) Churches.

(9) Correctional institutions.

(10) 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 or lines; canals, flumes and pipelines.

(11) Day nurseries and kindergartens.

(12) Flood-control facilities and irrigation projects.

(13) Golf courses.

(14) Group care homes.

(15) Hospitals.

(16) Hunting and fishing lodges.

(17) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.

(18) Lodges and grange halls.

(19) Major Rural Home Occupations. (See LC 10.342)

- (20) Nursing homes.
- (21) Parks, playgrounds and community centers.
- (22) Penal farms.
- (23) Public and private schools.
- (24) Radio and TV stations.
- (25) Radio and TV transmission towers.
- (26) Rock, sand, gravel and loam excavations, extraction of mineral resources, with incidental processing.
- (27) Sanitariums.
- (28) Solid waste disposal facilities.
- (29) Stables, riding academies and commercial riding.
- (30) Tourist parks.
- (31) Rental facilities for storing boats and recreational vehicles.
- (32) Sewage treatment facilities.
- (33) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).
- (34) Other uses not specifically authorized anywhere in this chapter. *(Revised by Ordinance No. 9-75, Effective 7.2.75; 3-76, 4.7.76; 11-78, 8.11.78; 5-81, 4.8.81; 10-04, 6.4.04)*

10.108-20 Accessory Dwellings.

Accessory dwellings are allowed as specified in LC 10.370. *(Revised by Ordinance No. 5-81, Effective 4.8.81)*

10.108-23 Setback Requirements.

The minimum setback distances for any main or accessory building in a General Rural District shall be those specified in LC 15.065 through 15.095. *(Revised by Ordinance No. 9-75, Effective 7.2.75)*

10.108-42 Area.

(Also see LC 10.300-20)

(1) The minimum area for the division of land shall be 10 acres, except that the division of agricultural land by lease or rental for any farm use purpose is permitted, provided however, that no structure or building may be erected appurtenant to such division of land except those permitted under LC 10.108-10(6) above, and except further, division of land for less than 10 acres is permissible for uses permitted under LC 10.108-10(8) above and permitted conditionally in the GR 10 District.

(2) For each accessory dwelling or mobile home unit approved under LC 10.108-20 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. 9-75, Effective 7.2.75; 3-76, 4.7.76; 5-81, 4.8.81)*

10.108-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.108-05 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)*

AGRICULTURE, GRAZING, TIMBER RAISING DISTRICT (AGT)

10.110-05 Purpose.

The Agriculture, Grazing, Timber Raising District is intended to provide areas for rural density residential development and continuation of farm uses and timber production where compatible with each other. It is appropriate to be applied to areas which have, by nature of use and land division activity, already begun a transition from rural to urban use, primarily in the outer portions of the rural-urban fringe areas where public facilities and services will be necessary before intensive urbanization should occur, and in rural lands with marginal suitability for agricultural production. *(Revised by Ordinance 13-72, Effective 7.21.72)*

10.110-10 Permitted Buildings and Uses.

In the AGT 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, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed and similar food and fibre 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 for the primary purpose of personal, domestic use; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock sales yard, slaughterhouse 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 10.110-42(6) 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 10.110-42(6) below.
- (2) The management, growing and harvesting of forest products, including Christmas tree raising.
- (3) One single-family dwelling or two-family dwelling per lot or one mobile home per lot.
- (4) Normal accessories for a mobile home, such as awning, cabana, ramada, patio, carport, garage or storage building, pursuant to an original Mobile Home Use Permit or subsequent permit for only accessories.
- (5) Guest house.
- (6) Lodges and grange halls.
- (7) Public and semipublic buildings and structures essential to the physical and economic welfare of an area, such as, fire stations, substations, pump stations and wells, provided that interior yards shall be a minimum of 25 feet, and no stockpiling or storage of materials shall be allowed.
- (8) Sale of agricultural products grown or raised on the premises provided the sales floor area does not exceed 300 square feet.

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

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

(11) Kennel, 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 occupant of the premises, except those temporarily kept for purpose of breeding.

(12) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance 13-72, Effective 7.21.72; 9-75, 7.2.75; 3-76, 4.7.76; 11-78, 8.11.78; 10-04, 6.4.04)*

10.110-15 Conditional Uses.

The following conditional uses, subject to Conditional Use Permit granted pursuant to the general provisions of this chapter providing for the granting of Conditional Use Permits (LC 10.320);

(1) The following animal husbandry uses, where such uses are intended for the purpose of selling animals or animal products for profit:

- (a) Raising, tending or breeding of swine.
- (b) Raising, tending or breeding of fowl for meat or egg production.
- (c) Dairying.
- (d) Raising, tending or breeding of rabbits.

(2) The following uses:

- (a) Hop, nut and fruit driers.
- (b) Feed mixing and storage facilities.
- (c) Hullers.
- (d) Mint distilleries.
- (e) Seed processing, packing, shipping and storage.
- (f) Plants for the storage or packing of agricultural products produced on the premises.
- (g) Temporary and portable sawmills, barkers and chippers.
- (h) Any other similar processing and allied farm commercial activities.

(3) Sale of agricultural products raised on the premises where the sales floor area exceeds 300 square feet; the sale of livestock grown and raised on the premises.

(4) Animal hospitals, kennels which do not satisfy the requirements for kennels allowed as a permitted use.

- (5) Churches.
- (6) Schools.
- (7) Day nurseries.
- (8) Group care homes.
- (9) Hospitals, nursing homes and sanitariums.
- (10) Stables, riding academies and commercial riding; provided such activities are contained on the property authorized for Conditional Use Permit approval.

(11) Radio and TV transmission towers.

(12) Stadiums.

(13) Electric transmission facilities transmitting electric current in excess of 75,000 volts on any single cable or line or group of cables or lines.

(14) Flood control facilities and irrigation projects.

- (15) Airports, heliports or aircraft landing fields.
- (16) Cemeteries.
- (17) Correctional institutions.
- (18) Sanitary landfills.
- (19) Golf courses.
- (20) Jails.
- (21) Parks, playgrounds and community organizations.
- (22) Penal farms.
- (23) Radio and TV stations.
- (24) Rock, sand, gravel and loam excavations, extraction of mineral resources, with incidental processing.
- (25) Sewage treatment plants.
- (26) Mobile home parks.
- (27) Tourist parks.
- (28) Camping vehicle parks.
- (29) Campgrounds.
- (30) Major Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).
- (31) Rental facilities for storing boats and recreational vehicles.
- (32) Sewage treatment facilities.
- (33) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).
- (34) Other uses not specifically authorized any place in this chapter. *(Revised by Ordinance 13-72, 7.21.72; 6-75, 3.26.75; 9-75, 7.2.75; 3-76, 4.7.76; 11-78, 8.11.78; 2-81, 4.10.81; 5-81, 4.8.81; 10-04, 6.4.04)*

10.110-20 Accessory Dwellings.

Accessory dwellings are allowed as specified in LC 10.370. *(Revised by Ordinance 5-81, Effective 4.8.81)*

10.110-03 Setback Requirements.

(Also see LC 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 10 feet for a main building; five feet for an accessory building or structure. *(Revised by Ordinance 13-72, Effective 7.21.72; 6-75, 3.26.75; 9-75, 7.2.75; 3-76, 4.7.76)*

10.110-28 Vision Clearance.

Vision clearance for corner lots shall be a minimum of 15 feet. *(Revised by Ordinance 13-72, Effective 7.21.72)*

10.110-35 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 the 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 13-72, Effective 7.21.72)*

10.110-42 Area.

(Also see LC 10.300-20).

(1) Any property zoned AGT after May 14, 1971, shall be designated AGT-5, and the minimum area for division of land for any property so designated shall be five acres; except:

(a) The division of agricultural land by lease or rental for any farm use purpose is permitted, provided however, that no structure or building may be erected appurtenant to such division of land except those permitted under LC 10.110-10(11) above. A special exception to the minimum area requirement for 20 acres may be approved in accordance with LC 10.350, "Special Exceptions to Minimum Area Requirements."

(b) Division of land for less than five acres is permissible for uses permitted under LC 10.110-10(7) and (8) above and permitted conditionally in the AGT District.

(2) The minimum area for the division of land for any property zoned AGT prior to May 15, 1971, shall be based upon the Land Capability Classification System of the Soil Conservation Service, US Department of Agriculture.

(a) Twenty acres for management units of Class I, IIs, IIw, IIe, IIIe, IIIs, IIIw and IVw.

(b) Five acres for all other management units.

(c) Notwithstanding (a) and (b) above:

(i) The division of agricultural land by lease or rental for any farm use purpose is permitted, provided however, that no structure or building may be erected appurtenant to such division of land except those permitted under LC 10.110-10(11) above.

(ii) The division of land for less than the required minimum is permissible for uses permitted under LC 10.110-10(7) and (8) above and permitted conditionally in AGT District.

(d) Where any proposed lot has management units described in both LC 10.110-42(2) (a) and (b) above, the subsection to be applied shall be the one which includes more than 50 percent of the total area of the proposed lot.

(e) 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".

(3) For each accessory dwelling or mobile home unit approved under LC 10.110-20 above, except for farm labor camps, the lot shall contain a minimum average of five acres per such accessory unit.

(4) A single-family dwelling or mobile home only may be established on any lot separately owned as of September 13, 1969, which does not conform to the area requirements provided in LC 10.110-42(1) and (2) above.

(5) The main building and accessory buildings located on any one building site or lot shall not cover in excess of 30 percent of the lot area.

(6) 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.
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Cow	One per acre, plus one additional for every 10,000 square feet.
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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 be located on the rear half of the property, but not closer than 70 feet from the front property line and no closer than 40 feet from any residence or other property line. Animals, chickens and/or fowl shall be properly 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.

When an AGT District is reclassified to another District, all those animal uses in this subsection shall be required to comply with the requirements of said other District for such uses within a period of six months from the date of reclassification. *(Revised by Ordinance No. 13-72, Effective 7.21.72, 15-72, 9.8.72; 13-74, 1.10.75; 6-75, 3.26.75; 8-75, 4.23.75; 9-75, 7.2.75; 3-76, 4.7.76; 5-81, 4.8.81)*

10.110-90 Site Development Requirements for Subdivision Lots Recorded Prior to September 13, 1969.

Any lot in a major or minor subdivision plat that was recorded as of September 13, 1969, and which is less than one acre in size shall have the use regulations and the signs, height, area and building setback requirements of LC 10.135, "Suburban Residential District (RA)." *(Revised by Ordinance No. 13-72, Effective 7.21.72, 5-81, 4.8.81)*

10.110-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.110-05 through -90 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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ARE RESERVED FOR FUTURE EXPANSION