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JUL 13 1973

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON
D. M. PENFOLD, Director of the
Dept. of Records and Elections of Lane County

LANE COUNTY ZONING AND LAND)
USE ORDINANCE NO. 7-73 E)
In the matter of amending Lane)
Code Chapter 10 (Zoning).)
BY: Keith Budge DEPUTY.

The Board of County Commissioners of Lane County ordains that Lane Code Chapter 10 be amended as follows and as specifically provided in Appendix A, attached hereto and incorporated herein:

Amend Section 10.200 of Lane Code be replacing the Airport Vicinity (AV) District, pages 10.200-05 to 10.200-40 and supplemental pages thereto, with the Airport Operations District (AO) as shown by attached new pages 10.200-05 to 10.200-42.

Add Section 10.201, Airport Vicinity (AV) District, by incorporating pages 10.201-05 to 10.201-42 as attached herein.

An emergency is hereby declared to exist and this Ordinance, being enacted by the Board in the exercise of its police power for the purpose of meeting such emergency and for the immediate preservation of the public peace, health, and safety, shall take effect immediately.

Enacted this 11th day of July, 1973.

Francis D. Heyward
Chairperson, Lane County Board of Commissioners

Lucky Weather
Recording Secretary for this Meeting of the Board

The hereinabove ordinance approved and recommended for enactment by majority vote of the Lane County Planning Commission this 22nd day of May, 1973.

Lee Miller
Secretary, Lane County Planning Commission

APPROVED AS TO FORM
DATE 7-5-73
Raymond Budge
OFFICE OF COUNTY COUNSEL

10.200-05

Lane Code

10.200-10

AIRPORT OPERATIONS DISTRICT (AO)-05. Purpose

The Airport Operations District is intended to recognize those areas devoted to or most suitable for the immediate operational facilities necessary for commercial and non-commercial aviation. It is also intended to provide areas for those activities directly supporting or dependent upon aircraft or air transportation when such activities, in order to function, require a location within or immediately adjacent to primary flight operations and passenger or cargo service facilities. In addition, the AO District is intended to provide areas for certain open space uses for airfield grounds maintenance and as a buffer to minimize potential dangers from, and conflicts with, the use of aircraft.

-10. Permitted Buildings and Uses

In the AO 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) Uses and buildings which are necessary for airport operation, including aircraft hangars, fuel storage facilities, control tower, passenger and air freight terminals, aircraft runways, taxi-ways and tie-down areas, etc.
- (2) Retail sales and commercial services for air passengers or flight connected activities.
- (3) Air cargo warehousing and distribution facilities.
- (4) Aerial mapping and surveying.
- (5) Aircraft or aircraft component manufacturing or assembly.
- (6) Aircraft related research and testing
- (7) Aircraft sales, repair, service and storage.
- (8) Schools relating to aircraft operations.
- (9) Public parking and/or auto storage.
- (10) Aircraft or air transportation business or professional uses.
- (11) Aviation clubs.
- (12) Auto rental agencies.
- (13) Hotels and motels.
- (14) Restaurants.
- (15) Taxi, bus and truck terminals.
- (16) Environmental monitoring and enforcement agencies.
- (17) General farming, including the growing of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed, and similar food and fiber products.
- (18) Pastures and grazing.
- (19) Forest or open land preserves.
- (20) Game and fish preserves.

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- (21) Accessory buildings normally required in connection with a use as specified in this paragraph.
- (22) Public and semi-public buildings, structures and uses essential to the physical and economic welfare of an area.

-15. Conditional Uses

Airport related uses not listed in LC 10.200-10 above are conditional uses, subject to a conditional use permit granted pursuant to the provisions of this Chapter providing for the granting of conditional use permits (LC 10.320). An Airport related use is defined as an activity or use of the land whose immediate presence on or proximity to an airport is necessary to proper airport function, to meet the needs of the use when a significant portion of its business or activity is derived from the airport, or when special transportation cost or time factors make operation from less immediate sites prohibitively expensive.

-20. Conformance Requirement

All structures and uses within the Airport Operations District shall conform to the requirements of Federal Aviation Agency regulation FAR-77 or successor, and to other Federal and State laws as supplemented by Lane County ordinances, particularly Lane County Ordinance #105 or successor, regulating structure height, lights, glare producing surfaces, radio interference, smoke, steam or dust, and other hazards to flight, air navigation or public health, safety and welfare.

-23. Setback Requirements

- (1) Front Yard. Front yards shall be not less than twenty (20) feet deep.
- (2) Side Yard. Side yards shall be not less than five (5) feet for residential use.

Side yards shall not be required for non-residential permitted uses, but if provided shall be not less than five feet.

-28. Vision Clearance

Vision clearance for corner lots shall be a minimum of fifteen (15) feet.

-42. Area

- (1) The minimum area for the division of land shall be five (5) acres. The minimum area may be reduced if such division is in accord with an approved site review permit and/or conditional

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use permit for the entire lot or for an area of not less than five (5) acres, whichever is less.

(2) The following animal use area regulations shall apply on lots of less than five (5) acres:

Cow, horses, sheep or goats cannot be kept on lots having an area of less than one (1) acre. The minimum area for such animals (other than their young under the age of six months) on less than five (5) acres shall be as follows:

- Horses One (1) per acre, plus one (1) additional for every 15,000 square feet.
- Cow One (1) per acre, plus one (1) additional for every 10,000 square feet.
- Goat or sheep Five (5) per acre, plus one (1) additional for every 2,000 square feet.

The area of a property may be utilized one time only for the computation of the above allowable animal usage.

10.201-05

Lane Code

10.201-10

AIRPORT VICINITY DISTRICT (AV)-05. Purpose

The Airport Vicinity District is intended to provide areas for activities directly supporting or dependent upon aircraft or air transportation which are not of necessity required to locate within the on-site operational area of the airport. It is also intended to provide areas for open land uses which minimize potential dangers from, and conflicts with, the use of aircraft.

Underlying these purposes are the concerns that air transportation has special functional, support and safety needs; that it would be desirable to provide locational opportunities for those commercial, industrial or other land uses which require close proximity to the airport and its services; that land values should be safeguarded by preventing the encroachment of incompatible uses which could better serve the community by being located elsewhere; and that there is the need to protect the public health, safety and general welfare from hazards, noise, and other conditions incidental to airport activity.

-10. Permitted Buildings and Uses

In the AV 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) General farming, including the growing of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed, and similar food and fiber products.
- (2) Pastures and grazing.
- (3) Animal husbandry, including the raising of cattle, sheep, horses, goats and rabbits (but specifically excluding poultry or fowl raised for commercial purposes), provided that such raising activities are not part of, nor 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 (5) acres shall be subject to the area requirements of LC 10.201-42(2).
- (4) Raising and selling of fur-bearing animals (except mink).
- (5) Keeping of honey bees and the production and sale of honey.
- (6) Forest or open land preserves.

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- (7) Game and fish preserves.
- (8) Botanical gardens.
- (9) Landscape nurseries.
- (10) Golf courses.
- (11) Parks, picnic areas and other passive recreation areas except those involving public assembly.
- (12) Accessory buildings normally required in connection with a use as specified in this paragraph.
- (13) A dwelling for the owners, operators, and/or help required to carry out a use as specified in this paragraph.
- (14) One (1) single family dwelling or one (1) mobile home per lot.
- (15) Kennel, provided the following conditions are satisfied:
 - (a) The maximum number of dogs over four (4) months of age, shall be eight (8).
 - (b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5000) 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 purposes of breeding.
- (16) Home occupations (see LC 10.340) for home occupation provisions).
- (17) Sale of agricultural products grown or raised on the premises, provided the sales floor area does not exceed three hundred (300) square feet.

-12. Uses Permitted Subject to Site Review

In the AV 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 Ordinance, and subject to a Site Review Permit granted pursuant to LC 10.335:

- (1) Air cargo warehousing and distribution facilities.
- (2) Aircraft-related research and testing laboratories.
- (3) Aerial mapping and surveying.
- (4) Aircraft or aircraft component manufacturing or assembly.
- (5) Taxi, bus and truck terminals.

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10.201-12

Lane Code

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- (6) Environmental monitoring and enforcement agencies.
- (7) Public and semi-public buildings, structures and uses essential to the physical and economic welfare of an area.

-15. Conditional Uses

In the AV District, the following conditional uses, subject to a conditional use permit granted pursuant to the provisions of this Chapter providing for the granting of conditional use permits (LC 10.320):

- (1) Airport related uses not listed in LC 10.201-12 above. An Airport related use is defined as an activity or use of the land whose immediate presence on or proximity to an airport is necessary to proper airport function, to meet the needs of the use when a significant portion of its business or activity is derived from the airport, or when special transportation cost or time factors make operation from less immediate sites prohibitively expensive.
- (2) The following uses, when such uses are operated on the same property as, by the owner or operator of, and customarily provided in conjunction with a farm use, and are not a separate business or enterprise, provided the lot area is a minimum of ten (10) acres:
 - (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) Feed lots.
 - (h) Temporary and portable sawmills, barkers, and chippers.
 - (i) Any other similar processing and allied farm commercial activities.
- (3) Sale of agricultural products raised on the premises where the sales floor area exceeds three hundred (300) square feet; the sale of livestock grown and raised on the premises.
- (4) Animal hospitals.
- (5) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.
- (6) Accessory dwellings for persons employed on the premises which are in addition to a dwelling as provided in LC 10.201-10(13) above.

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10.201-20

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-20. Conformance Requirement

All structures and uses within the Airport Vicinity District shall conform to the requirements of Federal Aviation Agency regulation FAR-77 or successor, and to other Federal and State laws as supplemented by Lane County ordinances, particularly Lane County Ordinance #105 or successor, regulating structure height, lights, glare producing surfaces, radio interference, smoke, steam or dust, and other hazards to flight, air navigation or public health, safety and welfare.

-23. Setback Requirements

- (1) Front Yard. Front yards shall be not less than twenty (20) feet deep.
- (2) Side Yard. Side yards shall be not less than five (5) feet for residential use.

Side yards shall not be required for non-residential permitted uses, but if provided shall be not less than five (5) feet.

-28. Vision Clearance

Vision clearance for corner lots shall be a minimum of fifteen (15) feet.

-42. Area

- (1) The minimum area for the division of land shall be five (5) acres. The minimum area may be reduced if such division is in accord with an approved site review permit and/or conditional use permit for the entire lot or for an area of not less than five (5) acres, whichever is less.
- (2) The following animal use area regulations shall apply on lots of less than five (5) acres:

Cow, horses, sheep or goats cannot be kept on lots having an area of less than one (1) acre. The minimum area for such animals (other than their young under the age of six months) on less than five (5) acres shall be as follows:

- Horses One (1) per acre, plus one (1) additional for every 15,000 square feet.
- Cow One (1) per acre, plus one (1) additional for every 10,000 square feet.

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10.201-42

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The area of a property may be utilized one time only for
the computation of the above allowable animal usage.