



10.102-05

Lane Code

10.102-10(3)

FOREST MANAGEMENT DISTRICT (FM)

-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.

-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.

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(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.

14-74; 12.27.74

9-75; 7.2.75

3-76; 4.7.76

1-82 As Amended; 4.16.82

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WP 33473-LC8-19

(FM)

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- (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).

-15 Conditional Uses. The following conditional uses, subject to a Conditional Use Permit granted to the general provisions of this Chapter providing for the granting of Conditional Use Permits (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.

14-74; 12.27.74

10-45

WP 33473-LC8-20

9-75; 7.2.75

3-76; 4.7.76

1-82 As Amended; 4.16.82

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(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) Other uses not specifically authorized any place in this Chapter.

-23 Setback Requirements. (Also see LC 10.300-15 and 15.065 - .095). Front yard setback shall be 20 feet.

-36 Signs. The following restrictions shall apply only within areas within 200 feet or 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.

-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".

14-74; 12.27.74

10-46

WP 33473-LC8-21/23/25

9-75; 7.2.75

3-76; 4.7.76

1-82 As Amended; 4.16.82

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IMPORTANT FOREST LAND DISTRICT (F-1)

-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 non-compatible uses by restricting nonforest 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 nonforest uses and supportive facilities and services.

(f) Conversion to other nonforest 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 nonforest or nonfarm 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. Nonforest or nonfarm uses are considered appropriate only upon demonstration that existing and potential forest uses will be retained and protected.

-10 Permitted Buildings and Uses. The following nonresidential uses and activities and their accessory buildings 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 or harvesting facilities and equipment and seasonal mobile homes for harvesting purposes.

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- (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.

-15 Special Uses - Planning Director Approval. The following uses are subject to approval by the Planning Director as provided for in LC 10.316:

- (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:

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(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.

-20 Special Uses - Hearings Official's Approval. The following uses are subject to approval by the Hearings Official as provided for in LC 10.317:

(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.

-25 Special Use Criteria. Special uses authorized by LC 10.103-15 and LC 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:

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(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 dwellings 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.

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(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.

-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.

-35 Vision Clearance. Vision clearance for all corner lots shall be a minimum of 15 feet.

-40 Setback Requirements.

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

-50 Area. Divisions of land shall be approved upon satisfactory findings that the division:

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(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.

-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	from Rural Fire Dept.
1	Flat 0-5%	North	15 min.	5 min.
2	Gentle 5-20%	East	30 min.	10 min.
3	Moderate 20-40%	West	45 min.	15 min.
4	Steep 40%	South	60 min.	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

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FOREST LAND DISTRICT (F-2)

- 05 Purpose. The Forest Land District (F-2) is intended to carry out the following purposes:
- (1) To encourage forestry and agriculture as the dominant uses of such lands.
  - (2) To allow nonforest and nonfarm uses only upon a finding that such uses will assure the retention of forest lands for forest uses and are consistent with those uses permitted in LC 10.106 and 10.107;
  - (3) To preserve such lands for the production of forest and agricultural products and ensuring that conversion of such lands to nonforest and nonfarm uses, when necessary and appropriate, occurs in an orderly and compatible manner.
  - (4) To be used in remote areas of the County not appropriate for more intensive development than permitted by the regulation of this District.

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 nonforest or nonfarm uses (i.e., dwellings) within the Forest Land District (F-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.

- 10 Permitted Buildings and Uses. The following types of non-residential 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 products, including Christmas tree raising.
  - (2) Farm uses (see farm use definition, LC 10.020)
  - (3) Sale of agricultural products and livestock grown or raised on the premises.
  - (4) Accessory buildings and uses customarily provided in conjunction with a farm or forest use.

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(5) 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.

(6) Commercial activities in conjunction with a farm use, provided such activities are conducted by the owner or operator of the farm use and do not constitute a separate business or enterprise.

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

(8) Rock sand, gravel or loam excavation and extraction, provided:

(a) Materials produced are for the sole use of the owner or operator and are not offered for sale or remuneration.

(b) Total excavation and extraction does not exceed 5,000 cubic yards annually.

(c) Materials produced are used solely in conjunction with forest or farm use activities.

-15 Special Uses - Planning Director Approval. The following uses subject to approval by the Planning Director as provided for in LC 10.316:

(1) One single-family dwelling or one mobile home per lot in conjunction with uses permitted under LC 10.104-10(1) and (2) above.

Such use of the property shall be documented by:

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

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

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

(2) One single-family dwelling or one mobile home per lot not in conjunction with uses permitted under LC 10.104-10(1) and (2) above or a lot or parcel created for such purpose, provided that:

(a) The addition and location of new structures and improvements, including dwellings, roads, utilities, fences, wells, etc., will not impose limitations upon existing farm or forestry practices in the area.

(b) The use will not detrimentally affect the farm or forestry operations of the area through increased use of roads, interference with farm or forestry uses or practices or demand for public facilities.

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(3) Public and semipublic buildings and structures rendering a direct service to the public in local areas such as fire stations or utility substations.

-20 Special Uses - Hearings Official Approval. The following uses, and no others, subject to approval by the Hearings Official as provided for in LC 10.317:

(1) The following uses, when such uses are operated as a separate business or enterprise not in conjunction with a farm use in certain locations determined not to be detrimental to the forest or agricultural character of the area and to be of benefit to the community at large; for example, along railroads, major highways or in small population centers:

- (a) Hop, nut and fruit dryers.
- (b) Feed mixing and storage facilities.
- (c) Hullers.
- (d) Mint distilleries.
- (e) Seed processing, packing, shipping and storage.
- (f) Plants for the storage, packing or wholesaling of agricultural products produced on the premises.
- (g) Feed lots.
- (h) Temporary and portable sawmills, barkers and chippers.
- (i) Wine processing.
- (j) Any other similar activities or other allied farm commercial activities.
- (2) Animal hospitals; kennels.
- (3) Churches.
- (4) Public and private schools.
- (5) Parks, playgrounds and community centers owned and operated by a governmental agency or a nonprofit community organization.
- (6) Lodges and grange halls.
- (7) Electric transmission facilities transmitting electric current in excess of 150,000 volts in any single cable or line or group of cables or lines.
- (8) Flood control facilities and irrigation projects.
- (9) Radio and television transmission towers; broadcast studios or stations.
- (10) Accessory dwellings for persons employed on the premises.
- (11) Stables, riding academies and commercial riding.
- (12) Airports, heliports or aircraft landing fields.
- (13) Cemeteries.
- (14) Golf courses.
- (15) Rock, sand, gravel and loam excavations, extraction of mineral resources, with incidental processing which exceed the requirements for an allowable permitted use as provided in LC 10.104-10(9) above.

16-80; 9.27.80  
1-82 As Amended; 4.16.82

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- (16) Solid waste disposal facilities.
- (17) Sewage treatment facilities.
- (18) Major Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).
- (19) Communication facilities not accessory to a permitted use.
- (20) Dams, water storage areas, electrical generation facilities, canals, flumes, pipelines and other similar facilities.
- (21) Cluster developments may be permitted as a special use as follows:

(a) The developer is in accord with all applicable portions of the Lane County Coals and Policies, functional plans and subarea plans.

(b) The development is in accord with the criteria of ORS 215.213(3) for each home site or assures the retention of forest lands for forest uses.

(c) The development is justified by an exception to the applicable natural resource goal, LCDC Goal 3 or 4, or both such goals, as applicable.

-25 Special Use Criteria. Special uses authorized under LC 10.104-15 or LC 10.104-20 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 be sited close to existing access roads or other dwellings, or shall be naturally buffered from adjacent properties where farm and forest uses are practiced, or a natural buffer shall be established and utilized between adjacent forest lands and the proposed dwellings.

(b) Shall be located on the least productive portions of the parcel considering soil types, soil constraints such as erosion, drainage, slides, flooding, soil productivity, existing dwellings, structures, access, surrounding land use and existing rural services and facilities.

(c) 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.

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

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(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-quarters 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.

(e) 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 will not alter the stability of the overall land use pattern in the area nor interfere with farm and forest practices 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 10.104-50 below.

-30 Setback Requirements.

(1) Building setbacks from all property lines, public or private rights-of-way or planned rights-of-way shall be as provided for in LC 15.065 through LC 15.095

(2) All buildings shall be setback 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.

-35 Vision Clearance. Vision clearance for corner lots shall be a minimum of 15 feet.

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-40 Area. (Also see LC 10.300-20)

(1) Divisions of land shall be approved upon a finding that the division:

(a) Is compatible with forest and farm uses in the area and does not interfere with forest practices as defined and regulated under the Oregon Forest Practices Act or farm use as defined in ORS 215.203.

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

(c) Results in parcels of sufficient size to carry out the intent and purpose of the F-2 District taking into consideration permitted uses, physical characteristics and productive capacity of the land. Is consistent with the forest lands and agricultural lands Goals and Policies of the Lane County Comprehensive Plan.

(2) Where deemed necessary to comply with the requirements of this subsection, evidence similar to that described in LC 10.104-15(1) above may be required.

-50 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	from Rural Fire Dept.
1	Flat 0-5%	North	15 min.	5 min.
2	Gentle 5-20%	East	30 min.	10 min.
3	Moderate 20-40%	West	45 min.	15 min.
4	Steep 40%	South	60 min.	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

16-80; 9.27.80  
1-82 As Amended; 4.16.82

10-58

WP 20899-LC8-39

10.105-05

Lane Code

10.105-10(3)

FARM-FORESTRY 20 DISTRICT (F-F 20)

- 05. Purpose. The Farm-Forestry 20 District (F-F 20) is intended to provide farming, grazing or timber production areas as free as practicable from conflicts with urban and other uses incompatible with farming, grazing or timber production uses, as well as being intended to be used in otherwise remote areas of the County not appropriate for more intensive development than permitted by the regulations of this District.
- 10 Permitted Buildings and Uses. In the F-F 20 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, bees, swine, fowl or furbearing animals; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock yard, slaughter house or animal by-product business.
    - (d) Dairying.
  - (2) The management, growing and harvesting of forest products, including Christmas tree raising.
  - (3) 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 use permitted in LC 10.105-10(1) and (2) above, and are not a separate business or enterprise:
    - (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) Wine processing.

13-72; 7.21.72  
 17-73; 1.16.74  
 9-75; 7.2.75  
 3-76; 4.7.76  
 5-81; 4.8.81  
 1-82 As Amended; 4.16.82

10-59

10.105-10(3)

Lane Code

10.105-15

(h) Temporary and portable sawmills, barkers and chippers.

(i) Any other similar processing and allied farm commercial activities approved by the Planning Commission.

(4) Sale of agricultural products and livestock grown or raised on the premises.

(5) One single-family dwelling per lot or one mobile home per lot.

(6) Guest house.

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

(8) Airplane strips and helipads for the private use of owner or operator of the property and private hunting and fishing preserves.

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

(10) 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.

(11) 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 the 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 the purposes of breeding.

-15 Conditional Uses. The following conditional uses, subject to a Conditional Use Permit granted pursuant to the general provisions of this Chapter providing for the granting of Conditional Use Permits (LC 10.320):

13-72; 7.21.72

10-60

17-73; 1.16.74

9-75; 7.2.75

3-76; 4.7.76

5-81; 4.8.81

1-82 As Amended; 4.16.82

(F-F 20)

10.105-15(1)

Lane Code

10.105-15(17)

(1) The following uses, when such uses are operated as a separate business or enterprise not in conjunction with a farm use in certain locations determined not to be detrimental to the agricultural character of the area and to be of benefit to the community at large; for example, along railroads, major highways or in small population centers:

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

(2) Animal hospitals; kennels which do not satisfy the requirements for kennels allowed as a permitted use in LC 10.105-10(11) above.

- (3) Churches.
- (4) Public and private schools.
- (5) Parks, playgrounds and community centers.
- (6) Lodges and grange halls.
- (7) Electric transmission facilities transmitting electric current in excess of 75,000 volts in any single cable or line or group of cables or lines.
- (8) Flood control facilities and irrigation projects.
- (9) Radio and TV transmission towers.
- (10) Stables, riding academies and commercial riding; provided such activities are contained on the property authorized for Conditional Use Permits approval.
- (11) Airports, heliports or aircraft landing fields.
- (12) Cemeteries.
- (13) Golf courses.
- (14) Penal farms.
- (15) Radio and TV stations.
- (16) Rock, sand, gravel and loam excavations, extraction of mineral resources, with incidental processing.
- (17) Sanitary landfills.

13-72; 7.21.72

10-61

17-73; 1.16.74

6-75; 3.26.75

9-75; 7.2.75

3-76; 4.7.76

11-78; 8.11.78

5-81; 4.8.81

1-82 As Amended; 4.16.82

(F-F 20)

10.105-15(18)

Lane Code

10.105-42(3)

- (18) Tourist parks.
- (19) Camping vehicle parks.
- (20) Campgrounds.
- (21) Rental facilities for storing boats and recreational vehicles.
- (22) Sewage treatment facilities.
- (23) Other uses not specifically authorized any place in this Chapter.
- (24) Major Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).

-20 Accessory Dwellings. Accessory dwellings are allowed as specified in LC 10.370.

-23 Setback Requirements. (Also see LC 10.300-15 and LC 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.

-28 Vision Clearance. Vision clearance for corner lots shall be a minimum of 15 feet.

-42 Area. (Also see LC 10.300-20.)

(1) The minimum area for the division of land shall be 20 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 10.105-10(7) above, and except further, division of land for less than 20 acres is permissible for uses permitted under LC 10.105-10(10) above and permitted conditionally in the F-F 20 District.

(2) For each accessory dwelling or mobile home unit approved under LC 10.105-20 above, except farm labor camps, the lot shall contain a minimum average 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."

13-72; 7.21.72

10-62

6-75; 3.26.75

9-75; 7.2.75

3-76; 4.7.76

11-78; 8.11.78

5-81; 4.8.81

1-82 As Amended; 4.16.82