

ARTICLE 3: AGRICULTURE USE ZONE: A-2

Section 3.01 Agriculture Use Zone. The Agriculture Use Zone is intended to preserve grazing and other agricultural land, except in those areas designated by the Plan as Rural or Farm Residential, and to allow rural homesites, hobby farms and similar "not for profit" farm residences in accord with Comprehensive Plan policies and provisions for such uses.

Section 3.02 Permitted Uses. In an A-2 Zone, the following uses and their accessory uses are permitted outright:

- A. Farm use as defined in ORS 215.203, except the dwelling customarily provided in conjunction therewith.
- B. The propagation or harvesting of a forest product.
- C. Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale and transmission towers over 200 feet in height.
- D. Nonresidential buildings customarily provided in conjunction with farm use.
- E. Operations for the exploration of geothermal resources as defined by ORS 522.005.
- F. The breeding, boarding and training of horses for profit.

Section 3.03 Uses Permitted With A Zoning Permit. In an A-2 Zone, the following uses and their accessory uses are permitted upon the issuance of a Zoning Permit:

- A. A dwelling customarily provided in conjunction with farm use on land "currently employed for farm use" and found in compliance with the criteria or standards set forth in this Article and in Section 20.14 of this Ordinance; includes mobile house or manufactured home.
- B. Single-family dwellings, not provided in conjunction with farm use, on lots or parcels located within areas designated by the Plan as Farm Residential, Rural Residential or Rural Center; includes mobile house or manufactured home.
- C. A dwelling on real property used for farm use, including mobile house or manufactured home, if the dwelling is:
 - 1. Located on the same lot or parcel as the dwelling of the farm operator; and
 - 2. Occupied by a relative, which means grandparent, grandchild, parent, child, brother or sister of the farm operator or the farm operator's spouse, whose assistance in management of the farm is required.
- D. One mobile home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident.
- E. A replacement dwelling, including mobile house or manufactured home, to be used in conjunction with farm use if the existing dwelling has been listed in the County's inventory as historic property as defined in ORS 358.480.

- F. Retention of a life estate in a dwelling and in a tract of land under and around such dwelling upon the sale or transfer of the remaining real property for continued farm use.

Section 3.04 Conditional Uses. In an A-2 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of this Article and Article 24 of this Ordinance:

A. Type I. Conditional Uses.

1. Commercial activities in conjunction with farm use.
2. Home occupations.
3. A facility for the primary processing of forest products intended to be only portable or temporary in nature.
4. The propagation, cultivation, maintenance and harvesting of aquatic species.
5. A site for the disposal of solid waste that has been ordered to be established by the Environmental Quality Commission under ORS 459.049, together with equipment, facilities or buildings necessary for its operation.
6. Public parks, playgrounds, campground, golf course and community center owned and operated by a government agency or a nonprofit community organization.
7. Construction of additional passing and travel lanes requiring the acquisition of right-of-way but not resulting in the creation of new land parcels.
8. Improvement of public roads and highway related facilities such as maintenance yards, weigh stations and rest areas, where additional property or right-of-way is required but not resulting in the creation of new land parcels.

B. Type II. Conditional Uses.

1. Public or private schools, including all buildings essential to the operation of a school.
2. Churches.
3. Operations conducted for the mining and processing of geothermal resources as defined by ORS 522.005, or exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.
4. Private parks, hunting and fishing preserves, campground or golf course.
5. Personal use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities.
6. Commercial utility facilities for the purpose of generating power for public use by sale.
7. A site for the disposal of solid waste approved by the governing body of a city or the county or both and for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation.

8. Dog kennels as set forth by ORS 215.283(2) (m).
9. Transmission towers over 200 feet in height.
10. Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.
11. A destination resort which is approved consistent with the requirements of any Statewide planning goal relating to the siting of the same.
12. Single-family residential dwelling, not provided in conjunction with farm use, subject to the requirements set forth in Sections 24.19 and 24.20 of this Ordinance; includes mobile house or manufactured home.
13. Residential homes for handicapped persons, as those terms are defined in ORS 443.580, in existing dwellings, subject to the requirements set forth in Sections 24.19 and 24.20 of this Ordinance.
14. Commercial livestock feedlot or sales yard, hog or mink farm, or slaughter facility located within one-quarter mile of a lot or parcel in an area designated or zoned as Farm Residential, Rural Residential or Rural Center, or within one-half mile of an Urban Growth Boundary.

Section 3.05 Dimensional Standards. In an A-2 Zone, the following Dimensional Standards shall apply:

- A. A lot or parcel of 160 acres or more shall be considered a farm unit if found to be "currently employed in farm use".
- B. A lot or parcel less than 160 acres may only be approved as a farm unit when found to comply with the criteria set forth in Section 24.23 of this Ordinance through the Type II Conditional Use Permit process.
- C. In an area designated as Farm Residential, the minimum lot or parcel shall be 10 acres unless rezoned to a higher density.
- D. In an area designated as Rural Residential, the minimum lot or parcel shall be 3 acres unless rezoned to a higher density.
- E. In an area designated as Rural Center, the minimum lot or parcel without either public or community water or sewage disposal system shall be one (1) acre; 20,000 sq. ft. if either an approved public or community water or sewer system is provided; and 10,000 sq. ft. if both an approved public or community water and sewer system is provided.
- F. For nonfarm uses permitted in areas not designated by the Plan as Farm Residential, Rural Residential or Rural Center, the minimum lot or parcel size shall be one (1) acre and should not be more than necessary to accommodate the intended or proposed use.
- G. The minimum Front and Rear Yard setbacks shall be 20 feet, and sideyard setbacks shall be 10 feet, except that a sideyard of a nonfarm use adjacent to a farm use in an area not designated as Farm Residential, Rural Residential or Rural Center shall be 50 feet.

- H. All structures shall be setback at least 60 feet from the centerline of State or Federal rights-of-way and 45 feet from the centerline of any County or other public road or street right-of-way.