

Chapter 540
SPECIAL ZONING DISTRICTS

- 540.01 Purpose**
- 540.02 Special Zoning Districts**
- 540.03 Airport Development Zone (AD)**
- 540.04 Sumpter Valley Management Area Zone (SVMA)**
- 540.05 Sumpter Valley Management Area Buffer Zone (Buffer Zone)**
- 540.06 Motor Sports Limited Use Combining Zone (MSLUC)**
- 540.07 Homestead Recreation Limited Use Combining Zone (HRLUC)**
- 540.08 Old Mill Limited Use Combining Zone (OMLUC)**

540.01 Purpose. The purpose of this Chapter is to establish the uses permitted in Special Districts.

540.02 Special Zoning Districts. There are six Special Zoning Districts in the County:

- A. Airport Development Zone (AD)
- B. Sumpter Valley Management Area Zone (SVMA)
- C. Sumpter Valley Management Area Buffer Zone (Buffer Zone)
- D. Motor Sports Limited Use Combining Zone (MSLUC)
- E. Homestead Recreation Limited Use Combining Zone (HRLUC)
- F. Old Mill Limited Use Combining Zone (OMLUC)

540.03 Airport Development Zone (AD)

- A. Uses Permitted Through a Type I Procedure. In the AD Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 205.04:
 - 1. Flight and flying services, passenger services, surveying and engineering.
 - 2. Aviation fuel sales, air frame and engine repair and maintenance.
 - 3. Hangars and warehouses.

4. Farming, except for feedlots and except for those agricultural uses that foster an increase of wildfowl.
- B. Uses Permitted Through a Type II Procedure. In the AD Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 205.05:
1. Local distribution utility facilities as defined in Chapter 150, Definitions.
- C. Uses Permitted Through a Type III Procedure. In the AD Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 205.06. These uses shall also require a Conditional Use Permit as described in Chapter 210:
1. Retail sales of aircraft and related equipment, agricultural, irrigation, and chemicals.
 2. Motel/Restaurant, gasoline sales, convenience sales.
 3. Parking lots, residences for security, fire crew and night service.
 4. Manufacturing, compounding, fabricating, processing, repairing, packing or storage. Such use must conduct all operations and store materials entirely within enclosed buildings with the exception of parking and loading activities. Operations must be free of objectionable odor, noise, smoke, dust, glare, heat or other adverse effects on neighboring property.
 5. Public buildings.
- D. Limitations on Uses. All uses listed in subsections A, B and C of the Airport Development Zone are subject to the provisions of the County's Airport Ordinance, adopted July 29, 1975, as amended, of this Ordinance. All uses occurring upon land owned by the City of Baker may also be subject to city regulation.

540.04 Sumpter Valley Management Area Zone (SVMA)

- A. Purpose. The purpose of the Sumpter Valley Management Area Zone (SVMA) is to provide for the public health, safety and general welfare, and to protect the mineral, aggregate and wildlife habitat values of the dredged area by implementing the Sumpter Valley Dredge Tailing Management Plan.
- B. Other regulations not circumvented. A use or action allowed by this ordinance, or permit issued pursuant hereto, may not be construed to circumvent or supersede other State or Federal regulations applicable to the land area involved.

C. Violation of Provision: Permits Required:

1. No person shall locate, construct, maintain, repair, alter, or use a building or other structure or use or transfer land in violation of any provision of Sections 540.04 and 540.05.
2. Where a permit is required by any provision of Sections 540.04 and 540.05, no person shall take any action or do anything mentioned in (A) of this Section without such permit in writing issued by the Baker County Planning Commission.

D. Definitions. As used in sections 540.04 and 540.05:

Buffer zone: refers to the area of land in the county adjoining the geographic area and bounded as follows:

1. North boundary: Sumpter Valley Highway (Hwy. 7);
2. West boundary: Sumpter Valley Highway (Hwy 7).
3. East boundary: Clear Creek Road (Hudspeth Lane);
4. South boundary: Huckleberry Loop where such road exists; otherwise, a distance of 1000 feet south of the South Dredge Line.

Dredge line: refers to that line of demarcation between soils affected by dredge mining operations and soils unaffected by such operations.

Geographic area: refers to the area of land in the County bounded as follows:

1. West boundary: Highway 7 (Whitney-Tipton) in Sections 3 and 10, Township 10 South, Range 37 East, W.M., Baker County, Oregon;
2. East boundary: Clear Creek Road (Hudspeth Lane) along the common section line of Sections 17 and 18, Township 10 South, Range 38 East, W.M., Baker County, Oregon;
3. North boundary: The North Dredge Line;
4. South boundary: The South Dredge Line.

Gravel operations: refers to the use of land for the recovery of small stones or rocks and cobbles, or a mixture of such with sand. The term shall include the crushing, sorting, screening and asphaltic compounding normally associated with such operations, whether for immediate removal or stockpiling: provided, however, that "gravel operations" do not include the storing or stockpiling of asphaltic compounds or compounded materials or any wastes or residues thereof on a continuing basis.

Mining: refers to the extraction of organic or inorganic ores or minerals from the earth in gravel or quarried materials.

Right-of-way of the Sumpter Valley Railway: refers to the existing railroad bed, including land within 34 feet of and parallel to the center line thereof.

- E. Uses Permitted Through a Type I Procedure. In the SVMA Zone, the following uses and their accessory uses may be permitted in the Geographic Area when authorized in accordance with the provisions of Chapter 205.04:
1. Wildlife management according to Section 540.04.05.A.
 2. Recreational development according to Section 540.04.05.B.
 3. Livestock grazing.
 4. Local distribution utility facilities (local sewer, water, gas, telephone and power distribution lines). Towers 200' or higher must be reviewed as a Conditional Use.
- F. Uses Permitted Through a Type II Procedure. In the SVMA Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 205.05:
1. Wildlife Management: Geographic Area: ***This section, as described below, does not currently apply as there is not an active license between the Oregon Department of Fish and Wildlife and Baker County. If, in the future, a license agreement is instated, this Section may be amended.
 - a. The State Department of Fish and Wildlife, in accordance with its license with the Baker County Board of Commissioners, shall have authority to take those actions and do those things reasonably necessary to establish, maintain, and perpetuate the various kinds of wildlife associated with the Geographic Area or that may be introduced by such Department into the area.
 - b. Such Department shall have authority to cause one or more of the Tailing Ponds to be deepened to an extent calculated to provide an adequate depth of water for fish survival: provided, however, that one or more of such ponds deepened shall have structures designed to accommodate the elderly or physically handicapped person as to access for fishing therein.
 - c. Such Department shall have authority to establish those structures, or make those fills, designed to stabilize the depth of water in those Tailing Ponds intended to be stocked and maintained with fish or other forms of aquatic wildlife.
 - d. In order to reduce or alleviate the conflicts between the wildlife management of lands and the mineral resource management of lands in the Geographic Area, such Department shall give due consideration to those land areas designated for mineral removal; such consideration shall include the utilization of setback distances from mineral resource areas.

- e. Nothing in this section may be construed to deny vehicular access to the Powder River Gauging Station, which access is reasonably required for inspection and maintenance of such Station.

2. Recreational Development: Geographic Area:

- a. The Baker County Board of Commissioners shall have authority to establish and maintain a County Park and automobile parking areas in the Geographic Area as follows:
 - i. County Park and parking area: On the west side of the Huckleberry Loop within the boundaries of a triangle of land described by commencing at the intersection of the Huckleberry Loop and the Sumpter Valley Railroad Bed; thence northwesterly along said railroad bed a distance of 1360 feet; thence southerly to the intersection of the Powder River; thence southeasterly along the river to the Huckleberry Loop; thence northerly along said road to the point of beginning;
 - ii. Other parking area: On the east side of the Huckleberry Loop, within 300 feet of the center line thereof between the Powder River and Highway 7; and on the east side of the Whitney-Tipton Highway, within 300 feet of the center line thereof, between the Powder River and the Sumpter Valley Railroad Bed.
- b. Should the Baker County Board of Commissioners elect to construct pedestrian trails in the Geographic Area, the following factors will be considered:
 - i. The State Department of Fish and Wildlife may be consulted regarding the location of such trails.
 - ii. One or more of such trails shall be designed to accommodate the elderly or the physically handicapped person.
- c. The Sumpter Valley Railroad Restoration, Incorporated, shall have authority:
 - i. To establish and maintain a recreational railroad operation, including a depot building and other buildings and spaces reasonably necessary for maintenance and storage of railroad steam engines, parts thereof, and trackage: provided, however, that such buildings and spaces shall be confined to that triangle of land described in subsection (1)(a) of this Section.
 - ii. To use the existing road bed and right-of-way of the Sumpter Valley Railroad, throughout its course in the Geographic Area, for trackage necessary to support steam locomotive travel.

- G. Uses Permitted Through a Type III Procedure. In the SVMA Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 205.06. These uses shall also require a Conditional Use Permit as described in Chapter 210:
1. Mining operations may be allowed in the following locations within the Geographic Area, providing that such operations conform to the standards and criteria of this Section and providing further that such operations shall be subject to a zoning permit in writing issued by the Baker County Planning Commission:
 - a. On County-owned land.
 - b. On State-owned land in the E1/2NE1/4SE1/4 of Section 18, Township 10 South, Range 38 East, W.M., Baker County, Oregon.
 - c. On privately-owned land.
 2. All mining operations allowed by this Section shall be conducted and reclaimed in a manner:
 - a. To maintain a setback distance of no less than 20 feet from any portion of the banks of the Powder River.
 - b. (i) On Baker County-owned property: to maintain a setback distance of no less than 300 feet from the center line of the Sumpter Valley Railway Bed.
(ii) All other parcels: to maintain a setback distance of no less than 34 feet from the center line of the Sumpter Valley Railway Bed.
 - c. To leave no cutbanks with slopes greater than a ratio of three feet horizontal distance to one foot vertical distance (3:1).
 - d. To protect the naturally growing, riparian vegetation along the banks of the Powder River and around the Tailing Ponds.
 - e. To prevent adverse siltation or other pollution or filling of the Powder River or Tailing Ponds or adverse pollution of the ground water.
 3. Mining Operations permitted according to this Section may also be subject to a permit pursuant to the State Surface Mining Laws.
 4. Major utility facilities (any major facility or structure, as distinguished from local distribution utility facilities, owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution, or processing of its products or for the disposal of cooling water, waste, or byproducts and including power transmission lines, major trunk pipelines, power substations, dams, water towers, railroad tracks, sewage lagoons, sanitary landfills and similar facilities. Excluded

from this definition are dams whose impoundments exceed 1000 acre feet or electric transmission lines greater than 115 KVs).

540.05 Sumpter Valley Management Area Buffer Zone (Buffer Zone)

- A. Purpose. The purpose of the Sumpter Valley Management Area Buffer Zone (Buffer Zone) is to provide a transitional area from the Sumpter Valley Management Area (SVMA) to adjoining lands. The Buffer Zone refers to the area of land in the County adjoining the SVMA zone, as shown on the Zoning Map.

- B. Uses Permitted Through a Type I Procedure. In the SVMA Buffer Zone, the following uses are allowed outright:
 - 1. Farm use.
 - 2. Propagation and harvesting of forest products.
 - 3. Location distribution utility facilities (see Section 540.04.05.D).
 - 4. The outbuildings customarily used in conjunction with farm use.

- C. Uses Permitted Through a Type III Procedure. In the SVMA Buffer Zone, the following uses may be allowed, providing such uses conform to the applicable standards and criteria of this Section and providing that such uses shall be subject to a permit in writing issued by the Baker County Planning Commission. These uses shall also require a Conditional Use Permit as described in Chapter 210:
 - 1. Single family dwellings accessory to and necessary for farm use.
 - 2. Single family dwellings not in conjunction with farm use, subject to criteria of ORS 215.284.
 - 3. Home occupations.
 - 4. Major utility facilities (see Section 540.04.07.D).
 - 5. Exploration for mineral and aggregate resources. "Exploration" means all activities conducted on or beneath the surface of the earth for the purpose of determining presence, location, extent, grade or economic viability of a deposit. See ORS 517 for further explanation.

- D. Standards and Criteria:

1. The dwellings and accessory buildings allowed by this Section shall be located upon naturally elevated or terraced land above the meadowland, grasslands and wetlands and shall not be located upon land that has been dredge mined.
2. The standards for minimum ownerships, dimensional standards and setbacks from property lines in the Buffer Zone shall be no less than those of the Exclusive Farm Use (EFU) Zone as determined by the applicable provisions of the Baker County Zoning and Subdivision Ordinance of 1983 as amended or revised.
3. The Dwellings and other buildings requiring a sewage disposal system shall be located on land approved by the Department of Environmental Quality.

E. Nonconforming Use:

1. A legal use of land or a building or other structure, existing prior to the effective date of this Ordinance, that does not conform to the provisions of this Ordinance, may be continued, but such use shall not be expanded or otherwise made further nonconforming.
2. A new use replacing a nonconforming use shall conform to the provisions of Sections 540.04 and 540.05 of this Chapter.

F. Variance; Revision:

1. A variance from the provisions of Sections 540.04 and 540.05 may be granted when approved in accordance with the provisions of Section 240 of this Ordinance.
2. This section may be reviewed and revised periodically, as necessary, provided that any revision of this ordinance and zoning map shall not be in conflict with any provision of the Dredge Tailing Plan. "Revision" includes any amendment.

G. Variance, Permit; Notification; Fees:

1. The Baker County Planning Commission shall have authority to grant a Variance permit from the provisions of Sections 540.04 and 540.05 where it can be shown that owing to a special and unusual circumstance relating to a particular lot or parcel of land, or to a particular building or other structure, the literal interpretation of this Ordinance would cause an undue or unnecessary hardship.
2. No Variance permit shall be granted unless it can be shown that all of the following circumstances exist:
 - a. The Variance is necessary for the preservation of a property right of an applicant substantially the same as owners of other property in the same vicinity.

- b. The granting of the Variance will not be materially detrimental to any purpose of this Ordinance nor be injurious to other property in the same vicinity.
 - c. The Variance requested is the minimum Variance which will alleviate the hardship.
 3. A Variance permit issued according to this Section shall apply to and run with the land involved: provided, however, that the Baker County Planning Commission shall have authority to set reasonable time limits during which time the use of land or the use of a building or other structure shall be commenced and diligently pursued.
 4. A use not established in accordance with the provisions of (3) of this Section shall be subject to a review and reconsideration by the Baker County Planning Commission. The reconsideration, depending upon changing conditions and circumstances, may include a revocation of a permit formerly authorized.
 5. An application for a Variance permit shall be made to the Planning Director on forms provided for that purpose, along with an administrative fee as established by the Baker County Board of Commissioners.
 6. The Baker County Board of Commissioners, by order thereof, shall have authority to adjust the fee in (5) of this Section, from time to time, as it deems necessary.
 7. All applications for a Variance shall be published in a newspaper of general circulation in the County at least one time no later than 14 days prior to the date set for the public hearing upon the application. In addition, all land owners of record owning land within 250 feet of the land involved in a Variance application shall receive individual notice by mail of the date, time and place of the hearing.

540.06 Motor Sports Limited Use Combining Zone (MSLUC)

- A. Purpose. The purpose of the Motor Sports Limited Use Combining Zone is to allow motor sports and associated uses in combination with permitted uses and conditional uses allowed in the underlying zone (EFU).
- B. Uses Permitted Through a Type I Procedure. In the MSLUC Zone, uses permitted in the EFU Zone under Section 410.02 shall be permitted outright when authorized in accordance with the provisions of Section 205.04.
- C. Uses Permitted Through a Type II Procedure. In the MSLUC Zone, uses permitted in the EFU Zone under Section 410.03 may be permitted when authorized in accordance with the provisions of Section 205.05.

D. Uses Permitted Through a Type III Procedure. In the MSLUC Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 205.06. These uses shall also require a Conditional Use Permit as described in Chapter 210:

1. Motor sports events including:

- a. Cars and trucks.
- b. Snowmobiles.
- c. Motorcycles and four wheelers.
- d. Model airplanes.

2. Accessory uses including, but not limited to:

- a. Concession stands.
- b. Parking areas to include participant overnight self-contained camping.
- c. Watchman's quarters (maximum one residence).
- d. Restrooms.
- e. First aid facilities.
- f. Maintenance and repair facilities.
- g. Spectator areas.
- h. Participant fueling facilities.
- i. Training clinics and schooling shows.
- j. On-premise advertising sign.

E. Minimum Parcel Sizes. New parcels in the MSLUC zone shall comply with the following minimum parcel size requirements:

1. 80 acres for motor sports events.
2. All other uses shall comply with Section 410.05.

F. Site Plan Requirements. A request for motor sports events shall be accompanied by a site plan identifying property boundaries and any site improvements such as, but not limited to, access, parking areas, buildings, impervious surfaces, landscaping drainage, signs and dust control.

G. Property Development Standards. In the MSLUC zone, the following standards shall apply:

1. All lighting shall be shielded and directed away for public roadways.
2. A drainage plan shall include provisions for no increased impacts to adjacent property from development.
3. All setback and frontage requirements in Chapter 360 must be complied with.

4. Dust control must be provided for, and must be addresses by the site plan.

540.07 Homestead Recreation Limited Use Combining Zone (HRLUC). The Homestead Recreation Limited Use Combining Zone will be considered a Special Zoning District created through the Post Acknowledgement Plan Amendment (PAPA) and Goal 3 Exception process. The Homestead Limited Use Combining Zone is exclusive to the location described below.

- A. Location. The Homestead Recreation Limited Use Combining Zone consists of 76.18+/- acres exclusively, known as Tax Lot 100 of Section 28A of Township 6 South, Range 48 East, W.M., Baker County, Oregon (06S4828A TL 100 Ref. 12261), and Tax Lot 900 of Section 21D of Township 6 South, Range 48 East, W.M., Baker County, Oregon (06S4821D TL 900 Ref. 12256), located on Homestead Road, adjacent to the Snake River, near the abandoned town of Homestead, Oregon.
- B. Purpose. The purpose of the Homestead Recreation Limited Use Combining Zone is to specify the uses and conditions applied to 76.18+/- acres, as described above, for the purpose of siting a full service RV park, campground, tenting facilities and recreation cabins. These uses and conditions shall also require a Conditional Use permit as described in Chapter 210 of the Baker County Zoning and Subdivision Ordinance.
- C. Uses permitted through a Type I procedure. In the Homestead Recreation Limited Use Combining (HRLUC) Zone, uses permitted in the EFU Zone under Section 410.02 shall be permitted outright when authorized in accordance with the provisions of Section 205.04.
- D. Uses permitted through a Type II procedure. In the Homestead Recreation Limited Use Combining (HRLUC) Zone, uses permitted in the EFU Zone under Section 410.03 may be permitted when authorized in accordance with the provisions of Section 205.05.
- E. Uses permitted through a Type III procedure. In the Homestead Recreation Limited Use Combining (HRLUC) Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 205.06. These uses shall also require a Conditional Use Permit as described in Chapter 210:
 1. RV Sites—Limit of 10
 2. Cabins—Limit of 25
 3. Tent Sites—Limit of 25
 4. Swimming Pool, Spa and/or Sauna
 5. Pavilion
 6. Watchman’s Quarters—Limit of two
 7. Parking Area
 8. Restroom and Shower Facilities
 9. Maintenance Building
 10. Administrative Building
 11. Interpretive Center

- 12. Playground
- 13. Picnic and/or Barbecue Area
- 14. First Aid Facility
- 15. Signs—on premise, subject to Sign Ordinance Chapter 730
- 16. Replacement Dwellings and/or Structures
- 17. Boat Docks and Marina Structures, including Launch Sites

F. Minimum Parcel Size. The minimum parcel size for the Homestead Recreation Limited Use Combining Zone is 76.18+/- acres. The site is limited to Tax Lot 100 of Section 28A of Township 6 South, Range 48 East, W.M., Baker County, Oregon (06S4828A TL 100 Ref. 12261), and Tax Lot 900 of Section 21D of Township 6 South, Range 48 East, W.M., Baker County, Oregon (06S4821D TL 900 Ref. 12256), located on Homestead Road, adjacent to the Snake River, near the abandoned town of Homestead, Oregon. Tax Lot 100 is 29.53+/- acres. Tax Lot 900 is 46.65+/- acres.

G. Property Development Standards. In the Homestead Recreation Limited Use Combining Zone, the following standards shall apply:

- 1. All setback and frontage requirements must be in conformance Chapter 360
- 2. Signs must be on premise and in conformance with Chapter 730.
- 3. Adequate access from principal streets shall be provided.
- 4. Special consideration shall be given to the adequacy of public facilities and services, specifically, sanitary dumping stations, sewage disposal facilities, water supply facilities, fire protection and emergency medical services.
- 5. Special consideration shall be given to the adequacy of mitigated plans for wildlife habitat preservation, historical and/or cultural preservation, emergency services and fire protection, and road maintenance.

H. Site Plan Requirements. A request for development in the Homestead Recreation Limited Use Combining Zone shall be accompanied by a site plan identifying property boundaries and any site improvements such as, but not limited to, access, parking areas, impervious surfaces, landscaping and drainage, signs, dust control, restroom and shower facilities, watchman’s quarters, recreation facilities such as miniature golf courses, swimming pool, spa and/or saunas, and hiking trails; operational structures such as a maintenance building, an administrative building and an interpretive center; and playground equipment and a picnic/barbecue area.

In accordance with Chapter 335, including Section 335.04—Type II and Type III Site Design Review and Application Submission Requirements, the following information shall apply to site plan design and review in the HRLUC Zone:

The following information is required for Type II and Type III Site Design Review application submittal, if applicable to the specific request. Documentation in addition to or in lieu of the following list may be required by other chapters of this ordinance. The Planning Director will have the ultimate authority to determine what information is required, including the request of additional or a waiver of required information.

1. Appropriate application form.
2. Narrative that describes the proposed project and addresses the applicable approval criteria.
3. Site plans drawn to scale describing existing and proposed conditions. The site plans shall depict:
 - a. Date of preparation, true north, scale and gross area of the site.
 - b. Property lines of subject property(ies).
 - c. Existing and proposed building locations, dimensions and height in respect to the subject property.
 - d. Existing and proposed irrigation canals and ditches, pipelines and railroads, and any natural features, such as rock outcroppings, marshes, wooded areas and natural hazards.
 - e. Location and direction of watercourses and location of areas subject to flooding and high water tables.
 - f. Off-street parking spaces and loading areas.
 - g. Existing and proposed points of ingress and egress—both vehicular and pedestrian ways.
 - h. All existing and proposed screening and landscaping, including number, size, and species of plantings.
 - i. Existing topographic and preliminary grading plan.
 - j. Location, width and use or purpose of any existing easement or right-of-way for utilities, bikeways, trails, access corridors, natural resources, roadway, rail and/or other easements or rights-of-way within and adjacent to the site.
 - k. Existing sewer lines, septic system drainage fields, water mains, wells, culverts and other underground and overhead utilities within and adjacent to the proposed partition, together with pipe sizes, grades and locations.

- l. Contour lines related to some established benchmark or other acceptable datum and having minimum intervals of 2' for slopes of less than 5%, 10' for slopes of 20%, and 20' for slopes greater than 20%.
 - m. Zoning classification of lands within and adjacent to the proposed partition.
 - n. Existing and proposed lighting including lights for signage.
 - o. Stormwater and erosion control plans.
 - p. Architectural plans and elevations.
 - q. Sign plan depicting location, size, and type of signs and other advertising features.
 - r. Applicable fee.
- I. General Submission Requirements. The applicant shall submit an application containing all of the general information required by Section 205.05 (Type II application) or Section 205.06 (Type III application), as applicable, along with the information specified in Section 205.10. The type of application shall be determined in accordance with Section 335.02.
- J. Site Design Review Information. An application for site design review shall include the following information, as deemed applicable by the Director;
- 1. Site analysis map. At a minimum the site map shall include the following:
 - a. The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the County, and the relationship between the proposed development site and adjacent property and boundaries. The property boundaries, dimensions and gross area shall be identified.
 - b. Topographic contour lines at intervals determined by the County;
 - c. Identification of slopes greater than 15 percent.
 - d. The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;
 - e. Potential natural hazard areas, including any areas identified as subject to a 100-year flood, areas subject to high water table, and areas mapped by the County or State as having a potential for geologic hazards;

- f. Resource areas, including marsh and wetland areas, streams, wildlife habitat identified by the County or any natural resource regulatory agencies as requiring protection;
 - g. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;
 - h. Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;
 - i. The location, size and species of trees and other vegetation having a caliper (diameter) of 6 inches or greater at four feet above grade;
 - j. North arrow, scale, names and addresses of all persons listed as owners on the most recently recorded deed.
 - k. Name and address of project designer, engineer, surveyor, and/or planner, if applicable.
 - l. Other information, as determined by the Director. The County may require studies or exhibits prepared by qualified professionals to address specific site features.
2. Proposed site plan. The site plan shall contain the following information, if applicable:
- a. The proposed development site, including boundaries, dimensions, and gross area;
 - b. Features identified on the existing site analysis map which are proposed to remain on the site.
 - c. Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;
 - d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
 - e. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
 - f. The location and dimensions of entrances and exists to the site for vehicular, pedestrian, and bicycle access;
 - g. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable);

- h. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;
 - i. Loading and service areas for waste disposal, loading and delivery;
 - j. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements, as applicable;
 - k. Location, type, and height of outdoor lighting;
 - l. Location of mail boxes, if known;
 - m. Name and address of project designer, if applicable.
 - n. Location of bus stops and other public or private transportation facilities.
 - o. Locations, sizes, and types of signs.
 - p. Other information, determined by the Planning Director. The County may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, natural hazards, etc.), in conformance with the Code.
3. Architectural drawings. Architectural drawings shall be submitted showing:
- a. Building elevations with building height and width dimensions;
 - b. Building materials, color and type.
 - c. The name of the architect or designer.
4. Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for developments which would result in the grading (cut or fill) of 1,000 cubic yards or greater. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required.
5. Landscape plan. A landscape plan is required and shall show the following:
- a. The location and height of existing and proposed fences and other buffering or screening materials;
 - b. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;

- c. The location, size and species of the existing and proposed plant materials (at time of planting);
 - d. Existing and proposed building and pavement outlines;
 - e. Specifications for soil at time of planting, irrigation if plantings are not drought-tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule.
 - f. Other information as deemed appropriate by the Director. An arborist's report may be required.
- 6. Sign drawings shall be required in conformance with Chapter 730.
 - 7. Copies of all existing and proposed restrictions or covenants.
 - 8. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 335.05.
- K. The proposal shall conform with the provisions of Chapter 335 of this Ordinance.
 - L. Time Limitations. In the Homestead Recreation Limited Use Combining Zone, the duration of stay for visitors shall be limited to a maximum of 30 days.

540.08 Old Mill Limited Use Combining Zone (OMLUC)

A. Northern Portion of Tax Lot 200 (10.52+/- acres)

1. Uses Permitted Through a Type II Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 205.05.
 - a. Single Family Dwellings—no more than two (2) dwellings on northern portion (10.52+/- acres).
 - b. Farm uses, except for feedlots and sales yards, subject to livestock concentration limitations found in Article 4, Section 407 of this Ordinance.
 - c. Home Occupations

B. Southern Portion of Tax Lot 200 (18.04+/- acres)

1. Uses Permitted Through a Type II Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 205.05.
 - a. Service Stations
 - b. Welding or Machine Shop
 - c. Storage and Processing of Agricultural Products
 - d. Watchman's Quarters
 - e. Quarters/Temporary Housing in Conjunction with Industrial Use
 - f. Public Use Buildings or use: A structure or use intended or used for public purpose by a city, a school district, the County, the State or by any other public agency or public utility. This does not include landfill sites, garbage dumps or utility facilities.
 - g. Convenience Stores
 - h. Public or Private Parks or Playgrounds
 - i. Manufacturing, compounding, fabricating, processing, repairing, and packaging.
 - j. Processing, manufacturing, sorting, storing and warehousing of wood products.

2. Uses Permitted Through a Type III Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 205.06. These uses shall also require a Conditional Use Permit as described in Chapter 210.
 - a. Local distribution utility facilities as defined in Section 108 (B) of the Baker County Zoning and Subdivision Ordinance.
 - b. Any processing, storage or manufacturing which emits odors, fumes, gases or treated water, including the storage of hazardous materials.
 - c. Commercial Dwellings: a dwelling designed or intended to serve or accommodate one or more transient or traveling persons such as hotels, motels, vacation lodges and others of a similar nature.
 - d. Travel Trailer Parks and RV Parks: An area used primarily for siting recreational vehicles/trailers for overnight/temporary camping purposes. A recreational vehicles park is more developed than a campground, with electrical hookups, and cleared/paved areas for placement of the recreational vehicles. See also Campground Section 108(B).
 - e. Utility Facilities, including power generation.