

# **BAKER COUNTY ZONING ORDINANCE REVISION**



**2008**

# Why Revise the Ordinance?

- ✓ This is the first complete revision since 1984.
- ✓ Baker County's Zoning Ordinance is out of date with state law.
- ✓ Planning needs and challenges have changed over 24 years.
- ✓ Revising will allow us to better serve you.

# What does the Ordinance do?

- ✓ Applies to land outside of incorporated cities that isn't federally owned.
- ✓ Implements Comprehensive Land Use Plan.
- ✓ Defines what is allowed in each zone, gives regulations for dividing land, special considerations, decision-making procedures.

# What *doesn't* the Ordinance do?

- ✓ Define zone boundaries. Those are set by maps from the Comprehensive Plan.
- ✓ Allow Baker County to set aside state regulations.
- ✓ Change application processing fees
- ✓ So... this process can't change any zones or change state regulations and rules.

# Revising the Ordinance will...

- ✓ Change the regulations in many zones
- ✓ Change procedures for processing applications
- ✓ Create new guidelines for certain projects
- ✓ *Most importantly*, give a balanced reflection of what is important to Baker County

# What's New?

## ✓ New Decision Making Procedures

- All decisions are Type I - Type IV

## ✓ Temporary Permits

- Could allow a seasonal use, like a fruit stand

## ✓ Sensitive Bird Habitat Overlay

- Consultation between developer and ODFW

# What's New?

- ✓ Wireless Communication Facilities
- ✓ Commercial Wind Power Generation Facilities

# What's Changed?

## ✓ Transportation Standards

- Amended to be consistent with plan, includes a new proposal

## ✓ Exclusive Farm Use/ Timber-Grazing

- Modified to be consistent with state laws and rules

## ✓ Mineral Extraction

- Dwelling

# What's Changed?

## ✓ Motor Sports Limited Use Combining Zone

- Clarified what uses are permitted, what uses require Planning Commission approval

## ✓ Home Occupations

- Expands what is allowed, breaks up by type

# What Do You Think?

Contact the Planning Department:

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