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Chapter 120 GENERAL ADMINISTRATIVE PROVISIONS

- 120.01 Purpose**
- 120.02 Application**
- 120.03 Compliance**
- 120.04 Revision Policy**
- 120.05 Interpretation**
- 120.06 Severability**
- 120.07 Coordination of Permits Required**

120.01 Purpose.

The purpose of this chapter is to outline the rules regarding the applicability of this Ordinance.

120.02 Application.

This Ordinance shall apply to all land in the County outside the incorporated cities and their adopted urban growth boundaries except:

- A. Land managed by agencies of the federal government.
- B. Land subject to ORS 92.325 is exempted from subdivision provisions enumerated by the referenced statute.

120.03 Compliance.

Except as this Ordinance provides, no person shall:

- A. Locate, erect, construct, maintain, repair, or alter the use of a building or other structure;
- B. Subdivide, partition, alter property boundaries, or use land;
- C. Create a road, street, or private easement for the purpose of partitioning an area or tract of land;
- D. Present an instrument dedicating land to public use;

- E. Dispose of, transfer, sell, agree, offer or negotiate to sell any lot in any subdivision or minor or major partition.

120.04 Revision Policy.

This Ordinance shall be reviewed and, as necessary, revised to keep consistent with legislative change and the changing needs and desires of the citizens of Baker County.

120.05 Interpretation.

Where the conditions imposed by a provision of this Ordinance are less restrictive than comparable conditions imposed by other provisions, the more restrictive provisions shall govern.

120.06 Severability.

The provisions of this Ordinance are severable. If any Section, sentence, clause, or phrase of this Ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of the Ordinance.

120.07 Coordination of Permits Required.

The County will not knowingly issue permits or distribute services such as road maintenance beyond historical levels of maintenance to owners/occupants of housing not lawfully created, i.e., without County zoning, Department of Environmental Quality (DEQ) and/or State Building Codes Division (BCD) permits.

- A. Wells or pumping stations used solely for agricultural purposes or agricultural buildings for which a building permit is not required are exempt from the provisions of this Ordinance.
- B. No permits shall be issued by the Building Official or Sanitarian for the construction, reconstruction, alteration, or change or use of structure, or lot that

DRAFT

does not conform to the requirements of this Ordinance.

- C. No person, firm or corporation shall connect electrical service to any construction site, or to any structure or mobile home erected, installed or altered within Baker County for which a building permit or mobile home installation permit has not been obtained.
- D. Nothing in this Ordinance shall prevent the reconnection of existing electrical services, which have been temporarily disrupted.