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## Chapter 540 SPECIAL ZONING DISTRICTS

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### **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.

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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.

C. 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).**

### **540.04.01 Purpose.**

The purpose of the Sumpter Valley Management Area Zone (SVMA) is to protect the aggregate and wildlife habitat values of the dredged area by implementing the Sumpter Valley Dredge Tailing Management Plan.

### **540.04.02 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.

### **540.04.03 Definitions.**

As used in this ordinance:

A. "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 (Oregon 220);

(2) West boundary: The junction formed between Highway 220 and an extension of Dredge Lane Road Northwesterly of its intersection with the Whitney-Tipton Road. Such junction is in Section 4, Township 10 South, Range 37 East, W.M., Baker County Oregon.

(3) East boundary: Clear Creek Road (Hudspeth Lane);

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

C. "Dredge mining" refers to the excavation, screening and washing of soils in a manner designed to recover particulate gold or other minerals.

D. "Geographic area" refers to the area of land in the count bounded as follows:

(1) West boundary: The Whitney-Tipton Road (Highway) 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.

E. "Gravel operations" refer 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

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stockpiling of asphaltic compounds or compounded materials or any wastes or residues thereof on a continuing basis.

- F. “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.

## **540.04.04 Uses Permitted Through a Type I Procedure.**

In the SVMA Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 205.04:

- A. Livestock grazing.
- B. Utility facilities necessary for public service, providing that such facilities are limited to the customary electrical and telecommunication distribution services.
1. Alteration, restoration, or replacement of a lawfully established dwelling that:
    - a. Has intact exterior walls and roof structure;
    - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
    - c. Has interior wiring for lights; and
    - d. Has a heating system.
    - e. In the case of replacement, the dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.
    - f. The replacement dwelling may be sited on any part of the same lot or parcel.

- g. Replacement dwelling applications may be accepted for up to 2 years after the loss of a dwelling due to fire or natural disasters.

## **540.04.05 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:

### A. Wildlife Management.

1. The Oregon Department of Fish and Wildlife, if permitted by an agreement with the County governing body, 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 SVMA or that may be introduced by such department into that area.
2. 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 that one or more of such ponds deepened shall have structures designed to accommodate the elderly or physically handicapped person as to his access for fishing therein.
3. Such department shall have authority to establish structures or make fills designed to stabilize the depth of water in those tailings ponds intended to be stocked and maintained with fish or other forms of aquatic wildlife.
4. In order to reduce or alleviate the conflicts between the wildlife management of lands and the gravel resource management of lands in the SVMA, such department shall give due consideration to those land areas

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designated for gravel removal; such consideration shall include the utilization of setback distances from gravel resource areas.

5. 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.

## B. Recreational Development.

1. The County governing body shall have authority to establish and maintain a County Park and automobile parking areas in the SVMA as follows:

- a. County Park and parking area. On the West Side of the Dredge Lane Road within the boundaries of a triangle of land described by commencing at the intersection of the Dredge Lane Road 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 Dredge Lane Road; thence Northerly along said road to the point of beginning;

- b. Other parking area: On the East Side of the Dredge Lane Road, within 300 feet of the center line thereof between the Powder River and Highway 220; 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.

2. The County governing body may cause to be constructed pedestrian trails in the SVMA, provided that:

- a. The Oregon Department of Fish and Wildlife concurs in the location of such trails; and one or more of such trails

shall be designed to accommodate the elderly or the physically handicapped person.

3. The Sumpter Valley Railroad Restoration, Inc. shall have authority 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, such buildings and spaces shall be confined to that triangle of land described in subsection (1)(a) of this section.

4. Such railroad corporation shall have authority to use the existing road bed and right-of-way of the Sumpter Valley Railroad, throughout its course in the SVMA, for trackage necessary to support steam locomotive travel.

## **540.04.06 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.

- A. Gravel operations may be allowed in the SVMA, 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 County governing body.

- B. Gravel operations in the SVMA may be allowed:

1. On County owned land within 2000 feet of the center line of the Whitney Tipton Road on the east side thereof.

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2. On state owned land in the E½ NE¼ SE¼ Section 18, Township 10 South, Range 38 East W.M.; and
  3. On privately owned land.
- C. All gravel removal operations allowed by this section shall be conducted and reclaimed in a manner:
1. To maintain a setback distance of no less than 20 feet from any portion of the banks of the Powder River;
    - a. To maintain a setback distance of no less than 34 feet from the centerline of the Sumpter Valley Railway Bed;
    - b. To leave no cutbanks with slopes greater than a ratio of three feet horizontal distance to one foot vertical distance (3:1);
    - c. To protect the naturally growing, riparian vegetation along the banks of the Powder River on and around the Tailing Ponds; and
    - d. To prevent adverse siltation or other pollution or filling of the Powder River or Tailing Ponds or adverse pollution of the ground water.
  - D. Gravel operations permitted according to this section may also be subject to a permit pursuant to the State Surface Mining Laws.

#### **540.04.07 Variance; Revision.**

- A. A variance from the provisions of this ordinance may be granted when approved in accordance with the provisions of Section 240 of this Ordinance.
- B. This ordinance, including the zoning map hereto, 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.

#### **540.05 Sumpter Valley Management Area Buffer Zone (Buffer Zone).**

##### **540.05.01 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.

##### **540.05.02 Uses Permitted Through a Type I Procedure.**

In the SVMA Buffer Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 205.04:

- A. Farm use.
- B. Propagation and harvesting of forest products.
- C. Utility facilities necessary for public service, providing such facilities are limited to the customary electrical and telecommunication distribution services.
- D. The outbuildings customarily used in conjunction with farm use.
- E. Type I Minor Home Occupations, subject to the provisions of Section 760.02.
  1. Alteration, restoration, or replacement of a lawfully established dwelling that:

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- a. Has intact exterior walls and roof structure;
- b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
- c. Has interior wiring for lights; and
- d. Has a heating system.
- e. In the case of replacement, the dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.
- f. The replacement dwelling may be sited on any part of the same lot or parcel.
- g. Replacement dwelling applications may be accepted for up to 2 years after the loss of a dwelling due to fire or natural disasters.

## **540.05.03 Uses Permitted Through a Type II Procedure.**

In the SVMA Buffer Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 205.05.

- A. Single family dwellings and accessory buildings customarily used in conjunction with such dwellings, provided that:
  1. The dwelling must be established on a parcel 5 acres or greater in size.
  2. 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.

3. Acknowledgement of mining and gravel operations in the area shall be provided in the form of a notarized statement, recorded with the County Clerk. The property owner(s) will waive the right to object to activities permitted by this ordinance by way of said statement. In the event that the property is sold or transferred, a statement will be included with the deed acknowledging that the property is in and near zones permitting the uses described in this ordinance, and is subject to the activities associated with those zones.

- B. Type II Major Home Occupations, subject to the provisions of Section 760.03.

## **540.05.04 Uses Permitted Through a Type III Procedure.**

In the SVMA Buffer Zone, the following uses and their accessory 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.

- A. Gravel operations, limited to dredge mined land within the confines of the dredge lines on that triangular area of land formed by the Whitney-Tipton Road, Highway 220 and the Dredge Lane Road in portions of Sections 3, 4, 9 and 10, Township 10 South, Range 37 East W.M. The gravel operations shall be conducted and reclaimed in accordance with Section 540.04.06 (C).
- B. Type III Major Home Occupations, subject to the provisions of Section 760.04.
- C. Public Service Facilities

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## **540.05.05 Variance; Revision.**

- A. A variance from the provisions of this ordinance may be granted when approved in accordance with the provisions of Section 240 of this Ordinance.
- B. This ordinance, including the zoning map hereto, 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.

## **540.06 Motor Sports Limited Use Combining Zone (MSLUC).**

- A. 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.
  - 1. New parcels in the MSLUC zone shall comply with the following minimum parcel size requirements:
    - a. 80 acres for motor sports events.
    - b. All other uses shall comply with Section 410.05.

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## F. Site Plan Requirements.

1. 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.

1. In the MSLUC zone, the following standards shall apply:
  - a. All lighting shall be shielded and directed away for public roadways.
  - b. A drainage plan shall include provisions for no increased impacts to adjacent property from development.
  - c. All setback and frontage requirements in Chapter 360 must be complied with.
  - d. Dust control must be provided for, and must be addresses by the site plan.

### **540.06 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

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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.

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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.
  4. Stormwater and erosion control plans.
  5. Architectural plans and elevations.
  6. Sign plan depicting location, size, and type of signs and other advertising features.
  7. 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

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- 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,

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- 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 planing, 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.

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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.

## **540.07 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

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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.