

Chapter 620
BIG GAME HABITAT OVERLAY ZONE [BGHO]

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620.01 Purpose. The purpose of the Big Game Habitat Overlay Zone (BGHO) is to conserve and protect the valuable habitat of elk, deer, antelope and other big game species in the County while allowing development at a density that will not significantly reduce the carrying capacity of the developing areas.

620.02 Effect of Overlay Zone. The Big Game Habitat Overlay Zone shall be placed over the existing underlying zoning district. The requirements and standards contained in this chapter shall apply in addition to those specified for the underlying zoning district. If a conflict in regulations or standards occurs, the provisions of the Big Game Habitat Overlay Zone shall take precedence.

620.03 Permitted Uses

- A. Permitted uses. Uses permitted outright and conditionally in the underlying zoning district shall be permitted in the Big Game Habitat Overlay Zone if they will not result in the degradation of critical big game habitat.
- B. Big game feeding stations. Additional standards for permanent and temporary big game feeding stations can be found in Section 210.07 (A).

620.03 Minimum Parcel Sizes. If land in the EFU zone is also located in the Big Game Habitat Overlay Zone, the minimum parcel size for a non-farm or lot of record dwelling shall be 40 acres, unless the parcel on which the dwelling is to be located was legally created prior to January 1, 1986. If the parcel is less than 40 acres, but was legally created prior to January 1, 1986, it is considered a pre-existing non-conforming parcel and a non-farm or lot of record dwelling may be allowed subject to the following conditions:

- A. The dwelling will be located within 200 feet of a public road. If the road access to the dwelling is owned or maintained by the Oregon Department of Forestry, the Bureau of Land Management, or the U.S. Forest Service, the applicant shall provide proof of a road access use agreement.
- B. There is no other dwelling located on the property.

For non-farm partitions in the Big Game Habitat Overlay Zone, generally, the minimum parcel size shall be 40 acres. In the Timber Grazing and Exclusive Farm Use Zones, for non-forest/farm residential use pursuant to Section 302.04: 5 acres; except it shall be 40 acres in an area mapped as an elk winter habitat, antelope habitat or deer winter habitat.