



# Wasco County Planning Department

*"Service, Sustainability & Solutions"*

2705 East Second St. • The Dalles, OR 97058

(541) 506-2560 • [wcplanning@co.wasco.or.us](mailto:wcplanning@co.wasco.or.us)

[www.co.wasco.or.us/planning](http://www.co.wasco.or.us/planning)

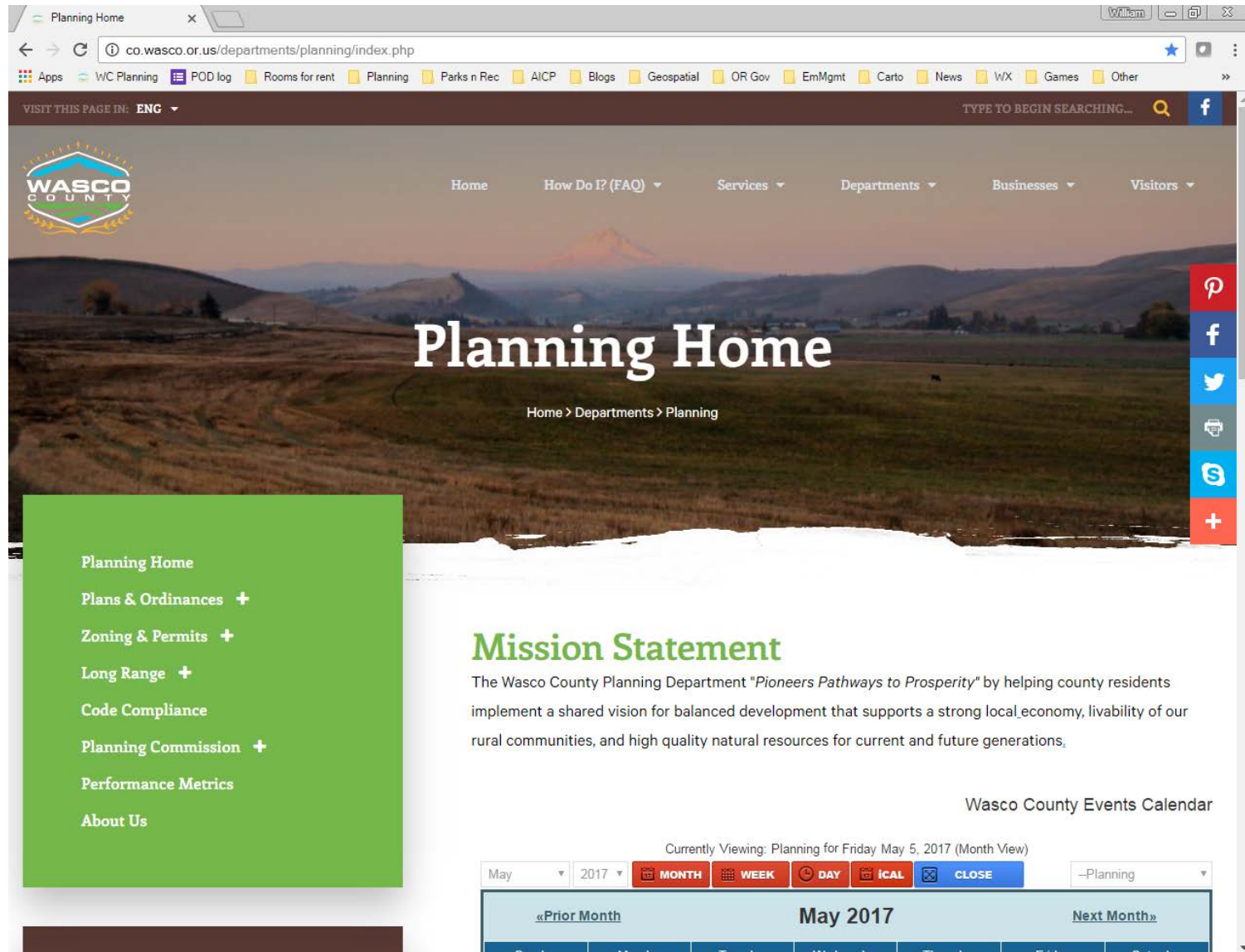
## Find Your Zone

Created by Will Smith

&

Brent Bybee

# Homepage





# Find the Map Tool & Ordinance

The screenshot shows the Wasco County Planning Home website. The browser address bar displays `co.wasco.or.us/departments/planning/index.php`. The website header includes a navigation menu with links: Home, How Do I? (FAQ), Services, Departments, Businesses, and Visitors. A search bar is located on the right side of the header. The main content area features a large banner image of a landscape with a mountain peak, overlaid with the text "Planning Home" and the breadcrumb "Home > Departments > Planning". A green sidebar menu is overlaid on the left side, containing the following items: Planning Home, Plans & Ordinances +, Zoning & Permits +, Long Range +, Code Compliance, Planning Commission +, Performance Metrics, and About Us. A red arrow points from a blue box labeled "CLICK" to the "Plans & Ordinances +" link. Below the sidebar menu, the "Mission Statement" section is visible, followed by the "Wasco County Events Calendar" section, which includes a calendar view for May 2017.

Planning Home

Home > Departments > Planning

CLICK

Plans & Ordinances +

Zoning & Permits +

Long Range +

Code Compliance

Planning Commission +

Performance Metrics

About Us

Mission Statement

The Wasco County Planning Department "Pioneers Pathways to Prosperity" by helping county residents implement a shared vision for balanced development that supports a strong local economy, livability of our rural communities, and high quality natural resources for current and future generations.

Wasco County Events Calendar

Currently Viewing: Planning for Friday May 5, 2017 (Month View)

May 2017

«Prior Month» May 2017 Next Month»

# Find the Map Tool & Ordinance

The screenshot shows the website [co.wasco.or.us/departments/planning/plans\\_and\\_ordinances.php](http://co.wasco.or.us/departments/planning/plans_and_ordinances.php). The left sidebar contains a green menu with the following items: Plans & Ordinances +, Zoning & Permits +, Long Range +, Code Compliance, Planning Commission +, Performance Metrics, and About Us. A blue box with the text "SCROLL DOWN" is positioned over the green menu.

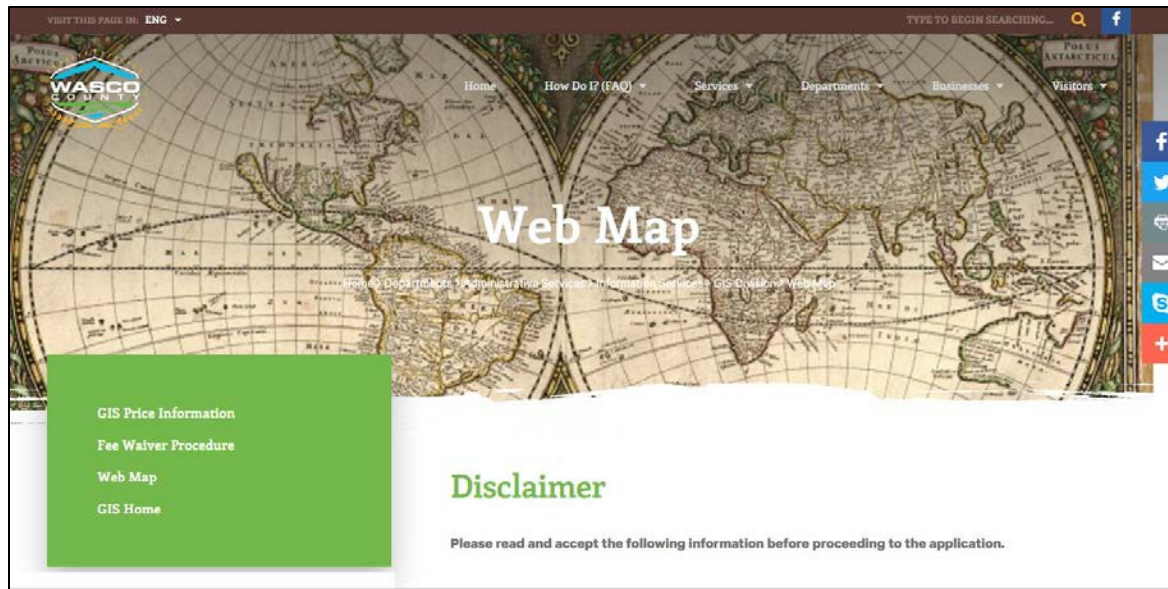
Below the green menu is a brown sidebar with the following items: Plans and Ordinances, Map Tool, Wasco County Comprehensive Plan, Wasco County Land Use & Development Ordinance, National Scenic Area Management Plan, National Scenic Area Land Use & Development Ordinance, and Oregon State Planning Program. Three red arrows point to these items with the following labels: "Interactive Web Map" points to the Map Tool, "COUNTY" points to the Wasco County Land Use & Development Ordinance, and "SCENIC AREA" points to the National Scenic Area Land Use & Development Ordinance.

The main content area has the heading "How Do I find the Rules That Apply to My Property?" and the following text: "Understanding the applicable rules and regulations can be helpful in navigating the permitting process with successful outcomes. We do our best to help our citizens and applicants understand how the regulations apply to their projects. In addition to being available in person and by telephone, we provide online map tools and ordinance information to assist you in your research. We **always** recommend confirming your research with staff prior to making investments or starting new projects; confirming with staff can prevent costly mistakes at any point in your research or permit process you have questions, please contact a planner for assistance are here to help you!"

Below this text is the heading "Using the online tools in the brown box to the left, this research process may help you in your project planning efforts:" followed by the following text: "Use the online map tool to locate your property and identify your zoning. Using the zoning information provided by the map tool and locate the zone in the applicable ordinance. If your zoning is a National Scenic Area Zone, please view your applicable regulations in the National Scenic Area Land Use & Development Ordinance. If your zoning is not in the National Scenic Area, please view your applicable regulations in the Wasco County Land Use & Development Ordinance. Review your applicable ordinance language to locate the use and process for your project. Step 4: Contact staff at (541) 506-2560 to discuss your research and the details of your project. Once the information is confirmed, staff will navigate you to the appropriate application process as needed. Please be aware that some processes require additional public notifications and in some cases, public hearings. To avoid unnecessary delays, we encourage you to contact us early."

At the bottom of the main content area is the heading "Process and Timelines".

# Interactive Webmap



Scroll to the bottom  
of the page and click  
accept

by the user, and any of the users, officers, employees, agents, assigns, and successors.

pt) information should be verified with the [Assessment and Taxation Department](#)

## USE AT YOUR OWN RISK

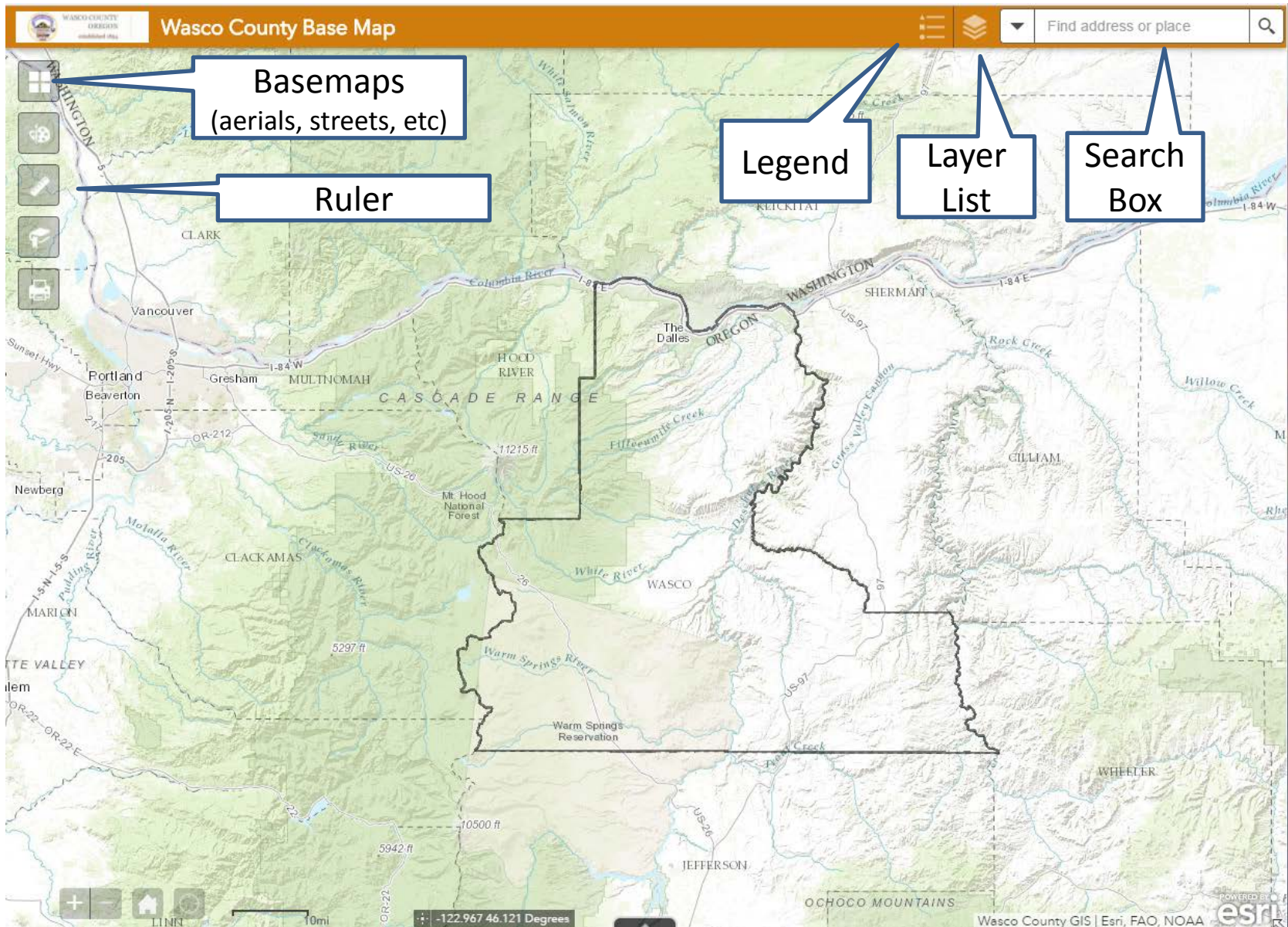
### LINKS TO THIRD PARTIES' WEB SITES

There are links and pointers to third party Internet websites contained in Wasco County's website. These sites linked from the Wasco County website are not under the County's control. Wasco County does not assume any responsibility or liability for any information, communications or materials available at such linked sites, or at any link contained in a linked site. Wasco County does not intend these third party links to be referrals or endorsements of the linked entities by the County, and are provided for convenience only. Each individual site has its own set of policies about what information is appropriate for public access. User assumes sole responsibility for use of third party links and pointers.

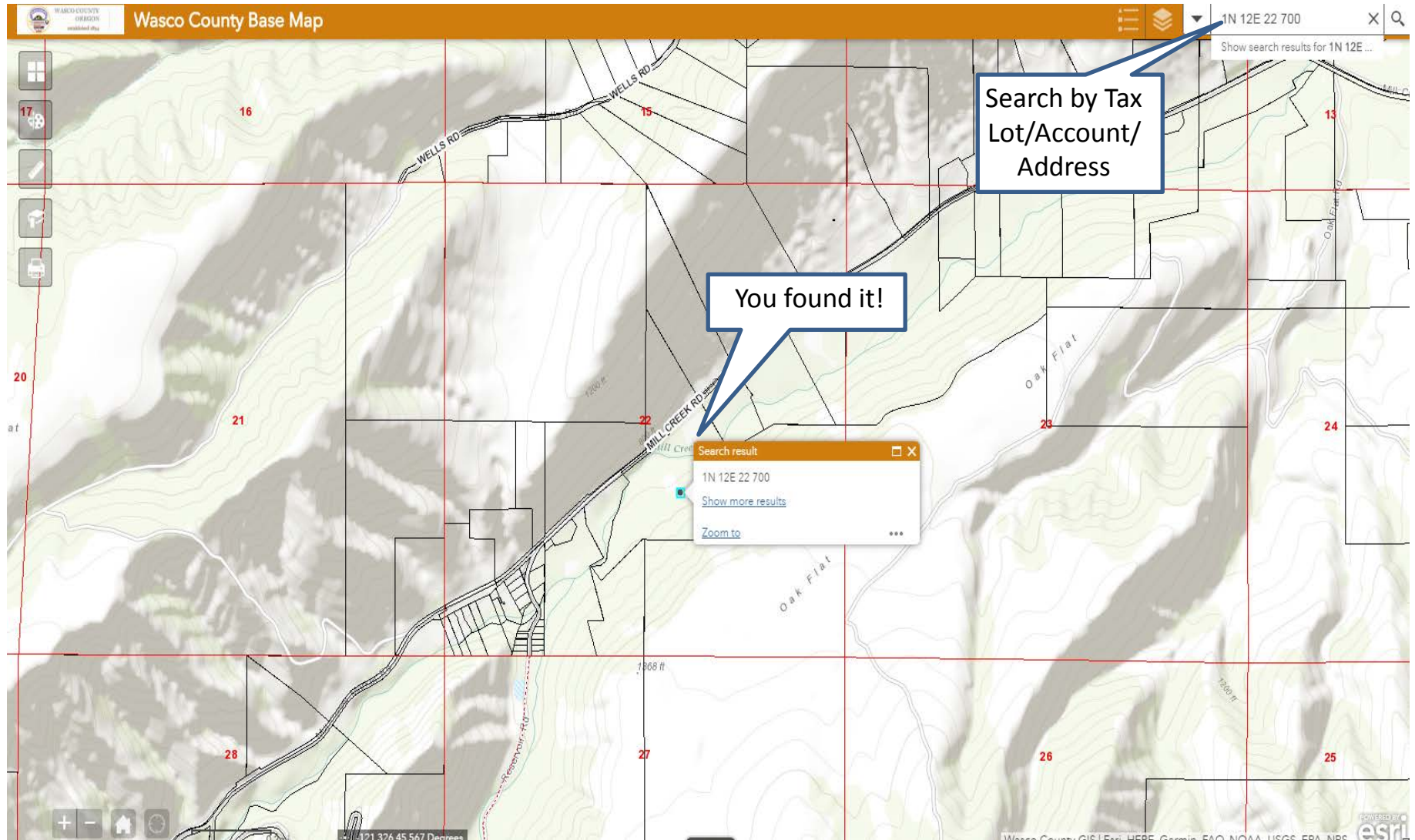
Accept



# Web Map Home Screen



# Find the Properties Zoning





# Finding the Properties Zoning

The screenshot displays the Wasco County Base Map GIS interface. The map shows various land parcels, with some highlighted in purple and others in yellow. A callout box labeled "Select BaseMap" points to the "BaseMap" layer in the Layer List. Another callout box labeled "Select Zoning" points to the "Zoning" layer. A third callout box labeled "Select the Zone" points to the "Wasco County" layer. The Layer List on the right side of the map shows the following layers:

- Operational Layers
  - ☒ BaseMap
  - ☐ Township And Range
  - ☒ Taxlots
  - ☒ Transportation
  - ☒ Boundaries
  - ☒ Zoning
    - ☐ Antelope
    - ☐ Dufur
    - ☐ Maupin
    - ☐ Mosier
    - ☐ National Scenic Area
    - ☐ Shaniko
    - ☒ Wasco County
    - ☒ Environmental Protection Districts

The map also includes a search bar at the top right with the text "Find address or place", a scale bar at the bottom left showing "0.2mi", and a coordinate display at the bottom center showing "-121.331 45.558 Degrees".



# Finding the Properties Zoning

The screenshot displays the Wasco County Base Map GIS interface. The map shows various land parcels, with a specific property highlighted in purple. A callout box points to this property with the instruction: "1) Click on the subject property". Another callout box points to the "Zoning" layer in the Layer List with the instruction: "2) Navigate through the windows". A third callout box points to the "A-1(160)" zoning designation in the property's information window with the instruction: "3) Find the Zoning Here". The Layer List on the right shows the following layers: BaseMap (checked), Township And Range (unchecked), Taxlots (checked), Transportation (checked), Boundaries (checked), Zoning (checked), Antelope (unchecked), Dufur (unchecked), Maupin (unchecked), Mosier (unchecked), National Scenic Area (unchecked), Shaniko (unchecked), Wasco County (checked), and Environmental Protection Districts (checked). The property information window shows "Wasco County Zoning" and "A-1(160)". The map includes a scale bar (0.2mi) and coordinates (-121.301 45.564 Degrees).

Wasco County Base Map

Find address or place

Layer List

Operational Layers

- ☒ BaseMap
- ☐ Township And Range
- ☒ Taxlots
- ☒ Transportation
- ☒ Boundaries
- ☒ Zoning
- ☐ Antelope
- ☐ Dufur
- ☐ Maupin
- ☐ Mosier
- ☐ National Scenic Area
- ☐ Shaniko
- ☒ Wasco County
- ☒ Environmental Protection Districts

1) Click on the subject property

2) Navigate through the windows

3) Find the Zoning Here

(3 of 3)

Wasco County Zoning

A-1(160)

[Zoom to](#)

0.2mi

-121.301 45.564 Degrees

Wasco County GIS | E

# Find the Ordinance and Map Tool

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Plans & Ordinances +

Zoning & Permits +

Long Range +

Code Compliance

Planning Commission +

Performance Metrics

About Us

SCROLL DOWN

Plans and Ordinances

Map Tool

Wasco County Comprehensive Plan

Wasco County Land Use & Development Ordinance

National Scenic Area Management Plan

National Scenic Area Land Use & Development Ordinance

Oregon State Planning Program

Interactive Web Map

COUNTY

SCENIC AREA

## How Do I find the Rules That Apply to My Property?

Understanding the applicable rules and regulations can be helpful in navigating the permitting process with successful outcomes. We do our best to help our citizens and applicants understand how the regulations apply to their projects. In addition to being available in person and by telephone, we provide online map tools and ordinance information to assist you in your research. We **always** recommend confirming your research with staff prior to making investments or starting new projects; confirming with staff can prevent costly mistakes at any point in your research or permit process you have questions, please contact a planner for assistance are here to help you!

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Use the online map tool to locate your property and identify your zoning.

Using the zoning information provided by the map tool and locate the zone in the applicable ordinance.

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View your applicable ordinance language to locate the use and process for your project.

**Step 4:** Contact staff at (541) 506-2560 to discuss your research and the details of your project. Once the information is confirmed, staff will navigate you to the appropriate application process as needed.

Please be aware that some processes require additional public notifications and in some cases, public hearings. To avoid unnecessary delays, we encourage you to contact us early.

Process and Timelines



# Find the Zoning Rules - County

Plans Ordinances x WC\_LUDO\_Full.pdf x William

co.wasco.or.us/docs/Planning%20Ordinances/WC\_LUDO\_Full.pdf

Apps WC Planning POD log Rooms for rent Planning Parks n Rec AICP Blogs Geospatial OR Gov EmMgmt Carto News WX Games Other »

## WASCO COUNTY LAND USE & DEVELOPMENT ORDINANCE

**ADOPTED**  
June, 1985

**EFFECTIVE**  
July, 1989  
January, 1992  
May, 1993  
September, 1993  
January, 1995  
April, 1995  
December, 1996  
September, 1997  
June, 1998  
September, 1999  
November 16, 1999  
January 19, 2000  
February 1, 2000  
February 2, 2004  
January 17, 2006  
November 22, 2006  
February 5, 2007  
July 8, 2009  
July 22, 2009  
December 16, 2009  
June 1, 2010  
July 28, 2010  
April 10, 2012  
July 7, 2016

**PREPARED BY THE**  
Wasco County Planning Department

**STAFF**  
John Roberts Planning Director

This page opens after clicking on “Wasco County Land Use & Development Ordinance”

Find the zone by:

1. Scrolling down
2. Hold “Ctrl – F” to find key words/phrases
3. See next slide

# Find the Zoning Provisions - County

Plans Ordinances x WC\_LUDO\_Full.pdf x William

co.wasco.or.us/docs/Planning%20Ordinances/WC\_LUDO\_Full.pdf

Apps WC Planning PDC log Rooms for rent Planning Parks n Rec AICP Blogs Geospatial OR Gov EmMgmt Carto News WX Games Other

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Move your mouse up to reveal this toolbar

**WASCO COUNTY  
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co.wasco.or.us/docs/Planning%20Ordinances/WC\_LUDO\_Full.pdf

Apps WC Planning POD log Rooms for rent Planning Parks

WC\_LUDO\_Full.pdf

Click on Bookmark icon,  
and scroll down if  
necessary, to find the zone

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News WX Games Other

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- Chapter 03 - 3.220\_F-F(10)\_Zone
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- Chapter 03 - 3.550 - Limited Use ...
- Chapter 03 - 3.600\_TV-R\_Zone
- Chapter 03 - 3.610\_TV-C\_Zone
- Chapter 03 - 3.620\_TV-M1\_Zone

Click on  
the zone

# You Found the Zoning Rules!

Plans Ordinances x WC\_LUDO\_Full.pdf x William

co.wasco.or.us/docs/Planning%20Ordinances/WC\_LUDO\_Full.pdf

Apps WC Planning POD log Rooms for rent Planning Parks n Rec AICP Blogs Geospatial OR Gov EmMgmt Carto News WX Games Other

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**Section 3.220 - Forest-Farm (F-F 10) Zone (Non-Resource)**

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Section 3.222 - Uses Permitted Without Review ..... 1  
Section 3.223 - Uses Permitted Subject to Type I Review..... 2  
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**Section 3.221 – Purpose**  
The purpose of the Forest-Farm (F-F 10) Zone (Non-Resource) is to permit low-density residential development in suitable locations while reducing potential conflicts with agriculture uses, forestry uses and open space. New marijuana uses are prohibited in this zone.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the Forest-Farm (F-F 10) Zone shall comply with the following regulations.

**Section 3.222 - Uses Permitted Without Review**  
The following uses are permitted on lands designated Forest-Farm (F-F 10) Zone without review:

- A. Farm use, except marijuana production, as defined in ORS [215.203\(2\)](#).
- B. Forest use, including the propagation or harvesting of forest products.
- C. Utility Facilities (Minor)
- D. Climbing and passing lanes within the right-of-way existing as of July 1, 1987.
- E. Reconstruction or modification of public roads and highways, not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.
- F. Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed.
- G. Minor Home occupation that:
  - 1. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;

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# County LUDO Zone Structure

- Section 3.xx0 – Zone Title
- Section 3.xx1 – Purpose of the Zone
- Section 3.xx2 – Uses Permitted Without Review
- Section 3.xx3 – Uses Permitted Subject to Type I Review
- Section 3.xx4 – Uses Permitted Subject to Standards/Type II Review
- Section 3.xx5 – Uses Permitted Subject to Conditional Use Review/Type II or Type III
- Each zone has more individual sections as well

# County LUDO Zone Structure

- Other Sections include:
  - Property Development Standards
    - Ex: Setbacks, Height, Waterway buffers
    - In some zones, Minimum lot size (acreage, lot width)
  - Parcel Size Standards
    - Minimum lot sizes, requirements
    - Some exceptions that could apply
  - Additional Standards
    - Miscellaneous

# Find the Ordinance and Map Tool

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Plans & Ordinances +

Zoning & Permits +

Long Range +

Code Compliance

Planning Commission +

Performance Metrics

About Us

**SCROLL DOWN**

**Plans and Ordinances**

**Map Tool** → **Interactive Web Map**

**Wasco County Comprehensive Plan**

**Wasco County Land Use & Development Ordinance** → **COUNTY**

**National Scenic Area Management Plan**

**National Scenic Area Land Use & Development Ordinance** → **SCENIC AREA**

**Oregon State Planning Program**

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**Process and Timelines**



# Find the Zoning Rules – National Scenic Area

## NSA\_Ordinance

Home > Departments > Planning > Plans & Ordinances > NSA\_Ordinance

Planning Home

Plans & Ordinances +

Zoning & Permits +

Long Range +

Code Compliance

Planning Commission +

Performance Metrics

About Us

Click Here

[Click here for Full PDF Version of National Scenic Area Ordinance](#)

### National Scenic Area Land Use and Development Ordinance

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[Chapter 2 - Development Approval Procedures](#)

[Chapter 3 - Basic Provisions \(Zoning Descriptions\)](#)

[Chapter 4 - Supplemental Provisions](#)

[Chapter 5 - Conditional Use Review](#)

[Chapter 6 - Variances from Building Heights, Slope, Setbacks, & Buffers](#)

[Chapter 7 - Reserved for Expansion](#)

[Chapter 8 - Temporary Use Permit](#)

# Find the Zoning Rules – National Scenic Area

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Click Here

**NATIONAL SCENIC AREA  
LAND USE AND DEVELOPMENT  
ORDINANCE  
(NSA-LUDO)  
for  
Wasco County**



# Find the Zoning Rules – National Scenic Area

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Navigate by scrolling down to the desired page



# You Found the Zoning Rules!

Page 3-63

Page Number  
is located  
here

## **SECTION 3.160 "R-R" Rural Residential Zone (GMA & SMA)**

### **A. Purpose**

Residential development may locate outside Urban Areas so long as it does not adversely affect the scenic, cultural, natural and recreation resources. In addition to consideration of these factors, lands may be designated as residential if deemed suitable for residential development, taking into account the physical characteristics of the areas in question and their geographic proximity to transportation and commercial facilities and other amenities.

### **B. Uses Permitted Without Review**

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Residential. (GMA & SMA)

### **C. Uses Permitted Subject To Expedited Review**

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Residential subject to Expedited Review and subsection G - Property Development Standards and Chapter 11 - Fire Safety Standards, as well as all other listed or referenced standards. (GMA & SMA)

### **D. Uses Permitted Subject to Review**

The following uses and activities may be allowed on a legal parcel designated Residential subject to Subsection G - Property Development Standards, Chapter 11 - Fire Safety Standards & Chapter 14 - Scenic Area Review, as well as any other listed or referenced standards.

## **RESIDENTIAL USE**

1. One (1) single family dwelling per legally created lot/parcel. (GMA Only)
2. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in criterion 3 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA)

3. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in

# NSA LUDO Zone Structure

- A. Purpose
- B. Uses Permitted Without Review
- C. Uses Permitted Subject to Expedited Review
- D. Uses Permitted Subject to Review
- E. Uses Permitted Conditionally
- F. Prohibited Uses
- G. Property Development Standards
  - Property size standards, setbacks, height, etc.

Thank you!

