

Dwellings in Resource Zones

-Basics on building a house on your farm or forest land-

A Resource Zone is an area with the primary goal of protecting the productivity of the land. There are three types of Resource Zones in Wasco County: **A-1 (Exclusive Farm Use)** **F-1 (Forest Lands)** **F-2 (Forest Lands)**

Exclusive Farm Use Zones

Wasco County has two farm use zones, A-1 (160) and A-1 (40). The number indicates the number of acres necessary for a division. Each EFU zone has unique requirements.

A-1

The **A-1/EFU Zone** is designed to protect the ability of farmlands to produce crops and graze livestock. In order to place a dwelling on land in the EFU Zone, the Wasco County Planning Department may utilize one of the following tests provided by State law:

- **Primary Farm Dwelling** – Minimum parcel size of 160 acres with current farm use, evidenced by a Farm Management Plan, and occupied by principal farm operator.
- **Relative Farm Dwelling** – For necessary farm help only, must be a relative of resident property owner, evidenced by a Farm Management Plan.
- **Accessory Farm Dwelling** – For necessary farm help only, not a relative of resident property owner, evidenced by a Farm Management Plan.
- **Farm Labor Housing** – For necessary farm help in multi-dwelling units, evidenced by a Farm Management Plan.
- **Replacement Dwelling** – Replacement of a lawfully established dwelling meeting requirements.
- **Lot-of-Record** – For undeveloped land under family ownership since before 1985.
- **Income Test** – For parcels under 160 acres, see [LUDO](#) for current values required.
- **Non-Farm Dwelling** – For A-1 (160) lands only. Must meet criteria demonstrating unsuitability of lands for farming. Requires removal of entire parcel from farm tax deferral.
- **Temporary Hardship Mobile** – An additional dwelling may be allowed specifically for the care of a sick or elderly relative subject to proof of need. The dwelling must be a sited mobile home, and must be removed after the termination of the hardship. Approvals, if granted, are good for one year and must be renewed annually.

Forest Zones

Wasco County has two forest zones, F-1 (80) and F-2 (80). The number indicates the number of acres necessary for a division. There are differences in allowances for dwellings in each zone.

F-1

The **Forest (F-1) Zone** is designed to provide areas for the continued practice of timber production and to protect areas from hazards of

fire, pollution and conflicts of urban uses. This zone is predominantly publicly owned and contains many watershed areas for Wasco County. Dwellings may be approved in this zone through the following uses, subject to criteria:

- **Replacement Dwelling** – Replacement of a lawfully established dwelling meeting requirements.
- **Lot-of-Record** – For undeveloped land under family ownership since before 1985.
- **Temporary Hardship Mobile** – An additional dwelling may be allowed specifically for the care of a sick or elderly relative subject to proof of need. The dwelling must be a sited mobile home, and must be removed after the termination of the hardship. Approvals, if granted, are good for one year and must be renewed annually.

F-2

The **Forest (F-2) Zone** is designed to protect lands suitable and desirable for commercial forestry activities. It also serves to manage lands for continued use as open space, recreation, wildlife habitat, and retention of water resources. Residential uses are restricted to maximize the productivity of forest resource management. Dwellings may be approved in this zone through the following uses, subject to criteria:

- **Large Tract Dwelling**
 - (1) 240 contiguous acres zoned for forest use
 - (2) 320 non-contiguous acres in the same, or adjacent, counties, zoned for forest use. Approval under this test requires an applicant to irrevocably restrict by deed the ability of the parcel(s) on which the dwelling is not sited to be built upon. The remaining parcels are not buildable, nor may they be used to justify any further dwellings or other land-use requests.
- **Replacement Dwelling** – Replacement of a lawfully established dwelling meeting requirements.
- **Lot-of-Record** - For undeveloped land under family ownership since before 1985.
- **Temporary Hardship Mobile** – An additional dwelling may be allowed specifically for the care of a sick relative subject to proof of need. The dwelling must be a sited mobile home, and must be removed after the termination of the hardship. Approvals, if granted, are good for one year and must be renewed annually.

Additional references:

Oregon Revised Statutes (Land Use/Planning)

See ORS Sections 195, 196, 197, 215, 222, 227

https://www.oregonlegislature.gov/bills_laws/Pages/ORS.aspx

Oregon Administrative Rules (Land Use/Planning)

See OAR Sections 660-001-000 / 660-045-0180

https://sos.oregon.gov/archives/Pages/oregon_administrative_rules.aspx

Oregon Department of Land Conservation and Development

<https://www.oregon.gov/LCD/Pages/index.aspx>

Wasco County Planning Department

Land Use and Development Ordinance:

https://www.co.wasco.or.us/docs/Planning%20Ordinances/WC_LUDO_Full.pdf



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