

SECTION 3.170 "PR" Public Recreation Zone (GMA & SMA)

A. Purpose

To protect and enhance opportunities for publicly-owned, moderate and high intensity resource-based recreation uses on lands most suitable for such uses.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Public Recreation. (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 Public Recreation subject to Expedited Review and Subsections H - Property Development Standards and Chapter 11 - Fire Protection 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 Public Recreation, subject to Subsection H - Property Development Standards, Chapter 11 - Fire Protection Standards & Chapter 14 - Scenic Area Review, as well as any other listed or referenced standards. (GMA & SMA)

1. Publicly-owned, resource based recreation uses, as defined, subject to Section 14.700 (GMA Only).
2. Commercial uses and non-resource based recreation uses which are part of an existing or approved resource-based public recreation use consistent with the criteria for such uses contained in this section. (GMA Only)
3. New cultivation in the GMA and SMA, or new agricultural use in the SMA outside of previously disturbed and regularly worked fields or areas.

Clearing trees for new agricultural use is subject to the 3.120(I)(5), Large Scale Agriculture Zone. (SMA Only)

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Public Recreation subject to Subsection G – Conditional Use Approval Standards, Subsection H - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 11 - Fire Protection Standards & Chapter 14 - Scenic Area Review, as well as any other listed or referenced standards.

RESIDENTIAL USE

1. Single Family Dwelling

- a. GMA: The parcel must have been legally created prior to 15 October 1991. Exceptions may be considered to the limitation of one dwelling only upon demonstration that more than one residence is necessary for management of a public park.
- b. SMA: The parcel must be 40 contiguous acres or larger and meet the standards required for a dwelling customarily provided in conjunction with an agricultural use in 3.120(D)(5), or a dwelling customarily provided in conjunction with a forest use in 3.120(D)(14), or show that it is necessary for public recreation site management purposes.

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. (GMA & SMA)

3. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards: (GMA & SMA)

- a. The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
- b. The height of any individual accessory building shall not exceed 24 feet.

4. On a parcel of 40 acres or greater with an existing dwelling, the temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit. (SMA Only)

5. Agricultural labor housing subject to the following standards (SMA Only):

- a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;
- b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed nine (9) months.
- c. The housing shall be located to minimize the conversion of lands capable of production of farm crops or livestock and will not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.

- d. The operation is a commercial enterprise as determined by an evaluation of the following:
- (1) Size of the entire unit, including all land in the same ownership;
 - (2) Type(s) of operation (crops, livestock) and acreage;
 - (3) Operational requirements for the particular agricultural activity common to area agricultural operations; and
 - (4) The farm or ranch, and all its constituent parcels, is capable of producing at least \$40,000 in gross annual income. This determination can be made using the following formula:
Average Yield Per Acre/Unit x Average Commodity/Unit Price x Total Acres for Production of Commodity/Units = Income Capability
- e. There is an existing dwelling on the parcel and the parcel is at least 40 acres. (SMA only)

FARM/FOREST USE

6. SMA Agricultural review uses only, as allowed for in Section 3.120, Large Scale Agricultural Zone, except D(7) - (Accessory Buildings), E(17) - (Public Recreation), and E(24) - (ODOT Disposal Sites). (SMA Only)
7. Agricultural structures, except buildings, in conjunction with agricultural use. (GMA & SMA)
8. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the standards in "Agricultural Buildings". (GMA & SMA)

The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application:

9. Fruits and produce stands, upon a showing that: (SMA Only)
 - a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and

- b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.
- 10. Agricultural product processing and packaging, upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation. "Primarily" means a clear majority of the product as measured by volume, weight, or value. (SMA Only)
- 11. Silvicultural nurseries. (SMA Only)
- 12. Fish hatcheries and aquaculture. (SMA Only)
- 13. Forest uses and practices as allowed on lands designated SMA Forest in the Management Plan (Part II, Chapter 2, SMA Guidelines), except SMA Forest Land review uses 1.I (public and commercial recreation), 1. L (accessory buildings), 1.M (accessory buildings), and 1.V (disposal sites)). (SMA Only)

COMMERCIAL USE

- 14. Commercial Events, subject to the Commercial Events standards as prescribed in Chapter 20. (GMA Only)
- 15. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20. (SMA Only)
- 16. Bed and Breakfast Inns, may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20 (SMA Only).
- 17. Special Uses in Historic Buildings subject to Special Uses in Historic Buildings standards prescribed in Chapter 20 (GMA Only).

PUBLIC & QUASI-PUBLIC USE

- 18. Public nonprofit group camps, retreats, conference or educational centers, and interpretive facilities. (SMA Only)
- 19. Community facilities and nonprofit facilities related to agricultural or forest resource management. (SMA Only)
- 20. Public recreation facilities, consistent with the provisions of Section 14.710. (SMA Only)
- 21. Public Trails subject to Section 14.700 and 14.710. (GMA & SMA)

MISCELLANEOUS USE

22. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building. (GMA & SMA)
23. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)
24. Towers and fire stations for forest fire protection. (SMA Only)
25. Docks and boathouses, subject to the standards below: (GMA & SMA)
 - a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;
 - b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;
 - c. Public docks open and available for public use shall be allowed.
 - d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.
26. Exploration, development, and production of sand, gravel, or crushed rock subject to that material being used only for the construction, maintenance, or reconstruction of roads used to manage or harvest commercial forest products on lands within the SMA (SMA Only)
27. Road and railroad construction and reconstruction. (SMA Only)
28. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months. (SMA Only)
29. Utility transmission, transportation, communications, and public works facilities for public service provided that: (GMA & SMA)
 - a. There is no alternative location with less adverse effect on Public Recreation land; and
 - b. The size is the minimum necessary to provide the service.
30. Temporary portable facility for the primary processing of forest products grown upon a parcel of land or contiguous land in the same ownership where the facility is to be located. The facility shall be subject to the standards in Chapter 8, Temporary Use Permit, and be removed upon completion of the harvest operation. (SMA Only)

31. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject subject to the Resource Enhancement standards prescribed in Chapter 10: (GMA & SMA)
32. Land Divisions and Replats subject to the property development standards listed in H below, Section 21.100, and all other applicable provisions of Chapter 21. (GMA Only)
33. Property line adjustments and Replats subject to the property development standards listed in H below, Section 21.200, and all other applicable provisions of Chapter 21. (GMA Only)

F. Prohibited Uses

All other uses not listed.

G. Conditional Use Approval Standards (GMA Only)

In addition to the general standards and conditions that may be attached to the approval of a conditional use as provided by Chapter 5 of this Ordinance, the following limitations shall apply to a conditional use permitted in subsection D of this Section:

1. The proposed use will not interfere with existing or approved public recreation uses on the subject property or adjacent lands. Mitigative measures utilized to comply with this criterion may include provision of on-site buffers and seasonal or temporary closures during peak recreation use periods.
2. The proposed use will not permanently commit the majority of the site to a non-recreational use and will not remove all potential future resource-based public recreation uses. Careful siting and design of structures and other improvements may be utilized to comply with this criterion.

H. Property Development Standards

1. Property Size:

- a. GMA: Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance or otherwise improve recreational uses on the site.
- b. SMA: No land divisions are allowed unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable.

2. General Setbacks - all structures other than approved signs and fences shall comply with the following general setback standards:

Front Yard	25'
Interior Side Yard	15'
Exterior Side Yard	20'
Rear Yard	20'

3. Agricultural Setbacks - In addition to the general setback standards listed in criterion 2 above, all new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

- a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.
 - b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.
 - c. The necessary berming and/or planting must be completed during the first phase of development and maintained in good condition.
 - d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.
 - e. A variance to the setback requirements may be made in accordance with Chapter 6.
4. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.

5. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.240, Flood Hazard Overlay.
6. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
7. Parking - Off street parking shall be provided in accordance with Chapter 4.