

## **DWELLING AND LOT SIZE REQUIREMENTS IN A-C ZONES**

The 1993 session of the Oregon legislature enacted HB 3661 which established new requirements for dwellings and lot sizes in farm and forest zones. In addition, the bill required LCDC to enact administrative rules to implement the intent of portions of the legislation. This process was completed with the filing of the LCDC rules. These requirements are now effective. The following summarizes the requirements as they apply to the county's farm (A-C) zone. A separate handout is available for forest (T-C) zone requirements.

### **Farm Dwellings**

#### **1. High Value Farm Land**

New farm dwellings on high value farm land require a showing that the subject farm or ranch has produced at least \$80,000 in gross farm income (minus the cost of purchased livestock) for each of the last two years or for three out of the last five years.

NOTE: High value farm land is defined as tracts which are predominantly SCS capability class II soil and tracts which are planted to nursery stock, berries, Christmas trees or other specified perennials.

#### **2. Non-High Value Farm Land**

New farm dwellings on lands which are not high value farm land require either:

- a. The subject farm or ranch is at least 160 acres in size; or,
- b. The subject farm or ranch has produced gross farm income for the last two years or three out of the last five years of at least the mid-point of the median for farms in Lincoln County grossing more than \$10,000 according to the 1992 census of agriculture. The cost of purchased livestock is to be subtracted from the calculation of gross farm income.

## **Non-Farm Dwellings**

Non-farm related dwellings require review against the following standards:

1. The dwelling will not be incompatible with accepted farming or forest practices on adjacent lands; and
2. The dwelling will be located on a parcel or a portion of a parcel that is generally unsuitable for farm use or forest use; and
3. The dwelling will not materially alter the stability of the overall land use pattern of the area.

## **Lot of Record Dwellings**

Dwellings may be permitted on certain "lots of record" meeting the following qualifications:

1. The subject parcel was acquired by the present owner prior to January 1, 1985 ("Owner" includes most direct family members); and
2. The subject parcel is not High Value Farm Land; and
3. There are no other dwellings on the subject parcel or on other contiguous parcels in the same ownership.
4. If the tract on which the dwelling is to be sited consists of more than one lot or parcel, all lots and parcels within the tract shall be consolidated into a single lot or parcel.

## **Lot Size**

All new parcels created in the A-C zone must be minimum of eighty (80) acres; the remainder of the original parent parcel must also be 80 acres.

**NOTE: THE GUIDELINES LISTED ABOVE ARE GENERAL IN NATURE. APPLICANTS ARE REQUESTED TO REFER TO THE LINCOLN COUNTY DEVELOPMENT CODE FOR COMPLETE REQUIREMENTS.**