

# T-C ZONE DWELLINGS

## CONDITIONALLY PERMITTED:

### Large Tract Dwellings:

One single-family dwelling on a tract of a least 160 contiguous acres, provided that it complies with Chapter 1.1375.(6), (7) and (8).

### Non-Forest Dwellings:

#### 1. Tract Dwelling Criteria:

- A. The lot or parcel was lawfully created and acquired by the present owner prior to January 1, 1985, or acquired by intestate succession from a person who acquired the lot or parcel prior to January 1, 1985; and
- B. In (A) above, "owner" shall mean wife, husband, son, daughter, mother, father, brother, sister, in-laws, aunts, uncles, niece, nephew, stepparent, stepchild, grandparent, grandchild, or a business entity owned by any one or combination of these family members.
- C. The tract does not include another dwelling; and
- D. The tract is not capable of producing over 5000 cubic feet of wood fiber per year.
- E. The tract is located within 1,500 feet of a maintained public road as defined in ORS 368.001, which is paved or surfaced with rock, but not including United States Forest Service and Bureau of Land Management roads.
- F. All lots and parcels within the tract shall be consolidated into a single lot or parcel.

#### 2. Template Dwellings:

- A. TRACTS NOT ABUTTING A PUBLIC ROAD OR PERENNIAL STREAM AND TRACTS OF LESS THAN 60 ACRES WHICH ABUT A PERENNIAL STREAM:

## T-C Zone Dwellings

- 1) All or part of at least eleven (11) other lots or parcels existing on or before January 1, 1993, are within a 160 acre square centered on the subject tract; and
  - 2) At least three (3) dwellings existing on January 1, 1993, located anywhere on the eleven (11) lots or parcels required above.
- B. TRACTS OF LESS THAN 60 ACRES WHICH ABUT A PUBLIC ROAD EXISTING ON JANUARY 1, 1993:
- 1) All or part of at least eleven (11) other lots or parcels existing on January 1, 1993, are within a 160 acre square centered on the subject tract, or a 160 acre rectangle (1/4 mile wide and 1 mile long) centered on the subject tract aligned with the public road; and
  - 2) At least three (3) dwellings existing on January 1, 1993, located anywhere on the eleven (11) lots or parcels required above.
- C. TRACTS 60 ACRES OR GREATER WHICH ABUT A PUBLIC ROAD OR PERENNIAL STREAM:
- 1) All or part of at least eleven (11) other lots or parcels existing on January 1, 1993, within a 160 acre rectangle 1/4 mile wide and one mile long centered on the subject tract aligned with the public road or perennial stream; and
  - 2) At least three (3) dwellings existing on January 1, 1993, anywhere on the eleven (11) lots or parcels with at least one (1) dwelling on the same side of the road or stream as the subject tract either within the 160 rectangle or within 1/4 mile of the edge of the subject tract but not outside the length of the 160 acre rectangle; and
  - 3) If a road crosses the subject tract, at least one (1) of the three (3) required dwellings shall be on the same side of the road as the proposed dwelling.
- D. LOTS OR PARCELS WITHIN UGB'S SHALL NOT BE COUNTED TOWARD SATISFYING THE QUALIFICATION REQUIREMENTS FOR ANY DWELLING PERMITTED UNDER THIS CODE.
- E. NO DWELLING MAY BE PERMITTED UNDER THIS SUBSECTION ON ANY TRACT, WHICH INCLUDES A DWELLING.
- F. IF THE DWELLING PERMITTED IS ON A LOT OR PARCEL AND PART OF A TRACT, NO ADDITIONAL DWELLINGS MAY BE PERMITTED ON ANY OTHER LOT OR PARCEL OF THE SAME TRACT. DEED RESTRICTIONS WILL APPLY AS REQUIRED IN SECTION 1.1375(6)(h) OF THE DEVELOPMENT CODE.

3. General Requirements for all Permitted Dwellings

- A. The subject tract shall meet all stocking requirements of the Forest Practices Act and the Planning Director shall provide a copy of the dwelling approval to the county assessor with this condition.
- B. Evidence shall be provided that the domestic water supply is from an authorized water supply source permitted by the Oregon Department of Water Resources.
- C. For dwellings approved on a tract, the applicant shall provide covenants and restrictions, which prohibit any additional dwellings on any lot or parcel, which is a part of the tract.

4. Siting and Fire Protection Standards for Dwellings

- A. Dwellings and structures shall be sited on the subject lot or parcel so that:
  - 1) They have the least impact on nearby or adjoining forestlands;
  - 2) Siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
  - 3) The amount of forest land used to side access roads, services corridors, the dwelling and structures is minimized; and
  - 4) The risks associated with wildfire are minimized.
- B. Dwellings shall have fire retardant roofs conforming to the requirements of Section R22 1.4.2.1 of the 1993 Edition, State of Oregon One and Two Family Dwelling Specialty Code.
- C. Dwellings shall be sited on slopes of 40 percent or less.
- D. All chimneys shall be equipped with a spark arrester.
- E. Firebreaks shall be provided and maintained in accordance with section 1.1375(7) of the Development Code.
- F. If the proposed dwelling is not in a rural fire protection district, the applicant shall provide evidence that the applicant has requested to be included in the nearest district.
- G. If the dwelling is located on a lot or parcel that is not within a fire protection district, either:
  - 1) Contract for fire protection; or
  - 2) Provide on-site fire protection by:
    - a) Fire sprinkler system; or

- b) Provide on-site water storage and pumping equipment by means of a swimming pool, pond, lake or similar body of water with at least 4000 gallons of water at all times, or a perennial stream with a minimum flow of one (1) cfs. Additionally, road access shall be provided to within 15 feet of the water's edge for fire fighting equipment and a turnaround provided for fire fighting equipment; or
- c) Other methods which provide at least a comparable level of fire protection a) and b) above and that are reasonable given the site conditions.

5. Fire Safety Design Standards for Roads

All standards for roads and driveways, as listed in Chapter 1.1375(8) of the Development Code, shall be adhered to, including, but not limited to:

- A. For one dwelling, an improved road with an all-weather surface must be constructed having a width of 12 feet, with 20 feet of horizontal clearance and not less than 13.5 feet of vertical clearance.
- B. Dead-end roads over 150 feet in length shall provide a turnaround adequate for emergency vehicles.
- C. Access roads greater than 400 feet in length shall have turnouts as detailed in the code.
- D. Road grades shall not exceed 12 percent, except that a maximum of 15 percent may be permitted on pitches less than 200 feet long.
- E. The applicant shall provide an as-built certification stamped by a licensed professional engineer verifying that the road design standards in the code have been met.

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

## **NON-FOREST (TEMPLATE) AND TRACT OF RECORD DWELLINGS SUPPLEMENTAL INFORMATION REQUIREMENTS**

All applications for Non-forest (template) and tract of record dwellings in the T-C zone must be accompanied by the following:

1. A copy of the recorded deed, land sales contract or other instrument which created the subject parcel in its present configuration.
2. A detailed written narrative which explains why the selected location of the home site, in comparison to other potential locations on your property, would:
  - **Have the least impact on nearby or adjoining forest lands;**
  - **Minimize any impacts on farming or forest operations, which may occur on your property.**
  - **Minimize the amount of forestland used to site access roads, service corridors, the dwelling and other structures.**
  - **Minimize risks associated with wildfire.**
3. For non-forest (template) dwellings, Lincoln County Assessor's map or maps with the template, centered on the subject lot or parcel, outlined. Identify on the map each lot and parcel which is either wholly or partly within the template, and also indicate which of these lots or parcels have dwellings, which existed prior to January 1, 1993.
4. For tract of record dwellings, a copy of the recorded deed, land sales contract or other instrument establishing that the present owner (or qualifying family member) had ownership of the subject lot or parcel prior to January 1, 1985.