

FILED

OCT 14 1976

ALBERTA M. BRYANT
County ClerkBy Edna Thompson
DeputyORDINANCE NO. 47AN ORDINANCE AMENDING
THE ZONING ORDINANCE
OF LINCOLN COUNTY, OREGON

WHEREAS, it has been recommended that Lincoln County's zoning ordinance be amended by providing for a new zone to be entitled Residential Zone R-1-A,

WHEREAS, the Planning Commission of Lincoln County has held hearings as required by law, made findings of fact and recommended the approval of the proposed Residential Zone R-1-A,

WHEREAS, this Board of Commissioners has held a hearing on the proposed modification, after giving proper public notice, at which time testimony and evidence was heard and received,

WHEREAS, proponents spoke on behalf of the requested amendment, and no persons appeared in opposition,

WHEREAS, this Board has adopted the findings and conclusions of the Lincoln County Planning Commission,

NOW, THEREFORE, The Board of Commissioners of Lincoln County ordain as follows:

That the text of the zoning ordinance of Lincoln County, Oregon, be amended by including a new zone classification, to be entitled Residential Zone R-1-A as fully set forth hereafter:

Section 3.015. Residential Zone R-1-A. In an R-1-A zone the following regulations shall apply:

Permitted Outright. In an R-1-A zone the following accessory uses are permitted subject to the applicable Articles 4, 5, and 13 of this ordinance.

- a. One-family dwelling built on the site.
- b. A factory built one-family dwelling, including prefabricated and modular dwellings which meet U.B.C. Standards as adopted by the State of Oregon, but excluding mobile homes.
- c. A trailer house, used for dwelling purposes only during the construction of a permitted use for which a building permit has been issued. Location of the trailer house on the site shall not exceed a period of one year.
- d. Agricultural use of land provided that no livestock shall be raised or kept on the premises and provided further that no commercial structure shall be constructed or maintained on the premises.

2. Conditional Uses Permitted. In an R-1-A zone, the following uses and their accessory uses may be permitted subject to the applicable provisions of Articles 4, 5, 6, and 13 of this ordinance:

- a. Airport and related uses.
- b. Cemetery
- c. Church, non-profit religious or philanthropic institution.
- d. Community Center
- e. Day nursery, nursery school, kindergarten, or similar facility.
- f. Governmental structure or use of land.
- g. Home occupation.
- h. Hospital, nursing home, retirement home, or similar facility.
- i. Golf course or country club, but excluding golf driving range, miniature golf course, or similar facility.
- j. Private non-commercial recreation club such as tennis, swimming or archery club, but excluding commercial amusement or recreation enterprises.
- k. Public park, playground, golf course, swimming pool, or similar recreation area.
- l. Public school or private school offering curricula similar to public school.
- m. Public or private utility facility.
- n. Radio or television transmitter or tower.
- o. Solid waste disposal area utilizing sanitary landfill, landfill or other method approved by the Lincoln County Health Department; solid waste disposal transfer station.

- p. Temporary real estate office offering residential property in the immediate vicinity for sale, rental or lease.
- q. Livestock

3. Standards. - Except as provided in Articles 4, 5, 6, and 13 of this ordinance, all standards which appear in the R-1 zone shall apply in the R-1-A zone.

PASSED AND ADOPTED THIS 12th day of October, 1976.

Albert R. Strand
CHAIRMAN

Jack R. [Signature]
COMMISSIONER

COMMISSIONER