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JUN 30 1980

ALBERTA M. BRYANT, CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR THE COUNTY OF LINCOLN

ORDINANCE # 139

BY ~~DEPUTY~~  
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Lincoln County Legal Counsel

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AN ORDINANCE AMENDING LINCOLN COUNTY ORDINANCE # 34, 1974 AS AMENDED, AND PROVIDING FOR CHANGES IN EXISTING DEFINITIONS, RESIDENTIAL, INDUSTRIAL AND MARINE ZONES AND ADOPTING NEW PROVISIONS REGARDING RURAL RESIDENTIAL, AGRICULTURAL CONSERVATION, TIMBER CONSERVATION, PUBLIC FACILITIES AND COASTAL SHORELANDS ZONES AND REPEALING EXISTING NATURAL RESOURCE, RURAL RESIDENTIAL, AND RURAL COMMUNITY ZONES AND FURTHER REPEALING ALL EXISTING ZONING MAPS AND ADOPTING NEW ZONING MAPS.

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The Lincoln County Board of Commissioners ordains as follows:

I AMENDMENTS. That Sections 1.030, 2.020, 3.010, 3.020, 3.030, 3.040, 3.210, 3.310 and 3.350 of Lincoln County Zoning Ordinance #34, as amended, are further amended as set forth in Exhibit A.

II REPEALER. That Sections 3.410, 3.420 and 3.430 of Lincoln County Ordinance #34, as amended, are hereby repealed.

FURTHER, that the official zoning maps adopted by Lincoln County Ordinances numbered 1968 - 1 and 2, 1969 - 5 and 7, 1970 - 11 through 15, 1971 - 24 and 25, and 1973 - 27 and 31 and appended to Ordinance #34, as amended, are hereby repealed.

III NEW PROVISIONS. That Sections 3.045, 3.055, 3.415, 3.425, 3.445 and 3.605 are added to and made part of Lincoln County Zoning Ordinance #34, as amended, as set forth in Exhibit A.

VI ZONING MAPS. Further; that new zoning maps are appended to and made part of Lincoln County Zoning Ordinance #34, as

amended, as set forth and labeled Exhibits B through AA.


V. SEVERABILITY CLAUSE. If any portion of the zoning text or zoning maps adopted by this ordinance is declared invalid or void all other provisions of the text and maps shall remain in effect.


VI. EMERGENCY CLAUSE. That this Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on it's adoption.

DATED this 30th day of June, 1980.

LINCOLN COUNTY BOARD OF COMMISSIONERS

  
Andy Zedwick, Chairman

  
W. S. Ouder Kirk, Commissioner

  
Albert R. Strand, Commissioner


  
Secretary

EXHIBIT A

AMENDMENTS TO THE  
LINCOLN COUNTY ZONING  
ORDINANCE

June 25, 1980

Section 1.030 Definitions.

17. Dwelling, One-family. A structure of which all habitable portions thereof are connected structurally and comprise one (1) dwelling unit, and including, but not limited to, factory built dwellings, mobile homes and site built dwellings.

Section 2.020. Classification of Zones.delete: Rural Zones

Natural Resource Zone	A-1	A-1	A-1
Rural Residential Zone	A-2	A-2	A-2
Rural Community Zone	A-3	A-3	A-3

Marine Zones

Planned Marine and Recreation Zone	M-P	M-P	M-P
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add: Rural Zones

Rural Residential Zone	RR 1-2	RR 1-2	RR 1-2
Rural Residential Zone	RR-5	RR-5	RR-5
Agricultural Conservation Zone	A-C	A-C	A-C
Timber Conservation Zone	T-C	T-C	T-C

Public Facilities ZoneSpecial Zones

Dredged Material Disposal Site Overlay Zone  
Coastal Shorelands Overlay Zone

Marine Zones

Planned Marine Zone	M-P	M-P	M-P
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Article 3 Use Zones

Section 3.010 Residential Zone R-1 In a R-1 zone, the following regulations shall apply:

1. Uses Permitted Outright. In a R-1 zone the following uses and their accessory uses are permitted subject to the applicable provisions of articles 4, 5 and 13 of this ordinance:
  - a. A one-family dwelling unit excluding single wide mobile homes.
  - b. Duplex on a corner lot each unit fronting on a separate street.
  - c. A travel trailer or other approved temporary housing to be used for dwelling purposes during the construction of a single-family residential dwelling unit. The placement shall not exceed a period of one year.
  - d. Farm or forest use provided no livestock is raised or kept on the premises.
  
2. Conditional Use Permitted. In a R-1 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. Cemetery
  - b. Church, non-profit religious or philanthropic use.
  - c. Community center.
  - d. Day nursery, nursery school-kindergarten, day care center, or similar facility.
  - e. Home occupation.
  - f. Nursing home, retirement home or similar facility.

- g. Golf course and ancillary uses, but excluding golf driving range, miniature golf course or similar facility.
- h. Private school.
- i. Public or private utility facility.
- j. Radio or television transmitter or tower.
- k. Solid waste disposal transfer station.
- l. Excavating, filling, dredging or wetland drainage.
- m. Single-wide mobile home.
- n. Recreational vehicle park.
- o. Keeping of livestock.

3. Standards. Except as provided in Articles 4, 5, 6 and 13 of this ordinance, in an R-1 zone, the following standards shall apply:

a. Lot Size and Dimensions. The minimum lot size and dimensions in a R-1 zone shall be as follows:

- 1) The minimum lot area shall be 6,000 square feet for a single family detached dwelling unit and 10,000 square feet for a duplex when a lot is served by both a public or community water supply system and public or community sewage disposal system.
- 2) The minimum lot area shall be 15,000 square feet per dwelling unit when a lot is served by a public or community water supply source; but not by a public or community sewage disposal system.
- 3) The minimum lot area per dwelling unit shall be 2 acres when a lot is not served by either a public or community sewage or water supply system or other approved off-site systems.
- 4) The depth to width ratio shall not exceed  $2\frac{1}{2}$  to 1 on lots less than 25,000 square feet and  $3\frac{1}{2}$  to 1 on lots larger than 25,000 square feet.

b. Yards. The minimum yard requirements in the R-1 zone shall be as follows:

- 1) The front yard(s) shall be a minimum of 20 feet.
- 2) Each side yard shall be a minimum of either five (5) feet or one (1) foot for each three (3) feet of building height, whichever requirement is the greater.

- 3) The street side yard shall be a minimum of 20 feet and may be decreased at the rate of 1 foot per additional 2 feet of setback from the front lot line, except that such setback shall not be less than 10 feet.
  - 4) The rear yard shall be a minimum of 10 feet, except that on a corner lot it shall be a minimum of either five (5) feet or one (1) for each three (3) feet of building height, whichever requirement is the greater.
- c. Building Height. No building in the R-1 zone shall exceed a height of 30 feet.
- d. Lot Coverage. Buildings shall not occupy more than thirty (30) percent of the total lot area.

Section 3.020. Residential Zone R-2. In an R-2 zone the following regulations shall apply:

1. Uses Permitted Outright. In an R-2 zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. A use permitted outright in the R-1 zone.
  - b. Two-family dwelling.
  
2. Conditional Uses Permitted. In an R-2 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. A use permitted as a conditional use in the R-1 zone.
  - b. Travel trailer.
  
3. Standards. Except as provided in Articles 4, 5, 6 and 13 of this ordinance, in an R-2 zone the following standards shall apply:
  - a. Lot Size and Dimensions. The minimum lot size and dimensions in an R-2 zone shall be as follows:
    1. Standards for single family detached dwelling units shall be the same as in the R-1 zone.
    2. The minimum lot area shall be 10,000 square feet for a two-family dwelling when a lot is served by both a public or community water supply system or other approved off-site water source and public or community sewage disposal system.

3. The minimum lot area per dwelling unit shall be 15,000 square feet for a two-family dwelling when a lot is served by a public or community water supply system or other approved off-site water source but not by a public or community sewage disposal system.
  4. The minimum lot area shall be at least two (2) acres when a lot is not served by a public or community water supply system or other approved off-site water source, unless otherwise required by the County Sanitarian.
  5. The minimum lot width at the front building line shall be 50 feet for an interior lot and 55 feet for a corner lot when a lot is served by both a public or community water supply system and sewage disposal system.
  6. The minimum lot width at the front building line shall be 70 feet for an interior lot and 75 feet for a corner lot when a lot is served by a public or community water supply system but not by a public or community sewage disposal system.
  7. The minimum lot width at the front building line shall be 150 feet when a lot is not served by a public or community water supply system.
  8. The minimum lot depth shall be 80 feet.
- b. Yard, Lot Coverage, Building Height. The yard, lot coverage, and building height requirements which apply in the R-1 zone shall apply in the R-2 zone.

Section 3.030. Residential Zone R-3. In an R-3 zone the following regulations shall apply:

1. Uses Permitted Outright. In an R-3 zone the following uses and their accessory uses are permitted subject to the applicable provisions of articles 4, 5 and 13 of this ordinance:
  - a. A use permitted outright in the R-1 zone.
  - b. Two-family dwelling.
  - c. Multi-family dwelling.
  
2. Conditional Uses Permitted. In an R-3 zone, the following uses and their accessory uses may be permitted subject to the applicable provisions of Articles 5, 6 and 13 of this ordinance:
  - a. A use permitted as a conditional use in the R-1 zone.
  - b. Mobile home park.
  - c. Travel trailer.
  
3. Standards. Except as provided in Articles 4, 5, 6 and 13 of this ordinance, in an R-3 zone the following standards shall apply:
  - a. Lot Size and Dimensions. The minimum lot size and dimensions in an R-3 zone shall be as follows:
    1. Standards for single family detached dwelling units shall be the same as in the R-1 zone.
    2. For other than single family detached dwellings, the minimum lot area per dwelling unit shall be as follows:
      - a. The minimum lot area per dwelling unit shall be 5,000 square feet when a lot is served by both a public or community water supply system or other approved off-site water source and sewage disposal system;

- b. The minimum lot area per dwelling unit shall be 15,000 square feet when a lot is served by a public or community water supply system or other approved off-site, water source, but not by a public or community sewage disposal system.
  - c. The minimum lot area per dwelling unit shall be two (2) acres when a lot is not served by a public or community water supply system or other approved off-site water source; unless otherwise approved pursuant to State Department of Environmental Quality subsurface sewage disposal rules.
3. Lot Coverage. Buildings shall not occupy more than thirty-five (35) percent of the total lot area.
4. Yard, Building Height. The yard and building height requirements which apply in the R-1 zone shall apply in the R-3 zone.
4. Mobile Home Standards. The mobile home standards which apply in the R-1 zone shall apply in the R-3 zone.

Section 3.040. Residential Zone R-4. In an R-4 zone the following regulations shall apply:

1. Uses Permitted Outright. In an R-4 zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. A use permitted outright in the R-3 zone.
2. Conditional Uses Permitted. In an R-4 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. A use permitted as a conditional use in the R-3 zone.
  - b. Clinic.
  - c. Club, lodge, or fraternal organization.
  - d. Hotel, motel, or resort with accessory commercial uses provided that:
    1. They are located within the main building or buildings.
    2. They are limited to gift shops, eating and drinking establishments, and similar facilities.
    3. They do not exceed ten (10) percent of the total floor area of the main use.
  - e. Private museum, art gallery, or similar facility.
  - f. Professional office.
  - g. Vacation or travel trailer park.
3. Standards. Except as provided in Articles 4, 5, 6 and 13 of this ordinance, in an R-4 zone the following standards shall apply:
  - a. Lot Size and Dimensions. The minimum lot size and dimensions in the R-4 zone shall be as follows:
    1. Standards for single family detached dwelling units shall be the same as in the R-1 zone.

2. The minimum lot area per dwelling unit shall be 2,500 square feet when a lot is served by both a public or community water supply system or other approved off-site water source and sewage disposal system;
  3. The minimum lot area per dwelling unit shall be 15,000 square feet when a lot is served by a public or community water supply system or other approved off-site water source but not by a public or community sewage disposal system.
  4. The minimum lot area per dwelling unit shall be at least 2 acres when a lot is not served by a public or community water supply system or other approved off-site water source, unless otherwise approved pursuant to State Department of Environmental Quality subsurface sewage disposal rules.
- b. Yards. The minimum yard requirements which apply in the R-1 zone shall apply in the R-4 zone.
  - c. Building Height. No building in the R-4 zone shall exceed a height of 35 feet.
  - d. Lot Coverage. Buildings shall not occupy more than forty (40) percent of the total lot area.
4. Mobile Home Standards. Mobile home standards which apply in the R-1 zone shall apply in the R-4 zone.

Section 3.045. Rural Residential Zone RR-1-2

In the RR-1-2 zone the following regulations shall apply:

1. Uses Permitted Outright. In a RR-1-2 zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. One single-family dwelling unit.
  - b. Farm and forest use.
  - c. A travel trailer or other approved temporary housing to be used for dwelling purposes, only during the construction of a single-family residential dwelling unit. The placement shall not exceed a period of one year.
  
2. Conditional Uses Permitted. In a RR-1-2 zone the following uses may be permitted subject to the provisions of Articles 4, 5, 6 and 13 where applicable:
  - a. Cemetery.
  - b. Church, non-profit religious or philanthropic center.
  - c. Community center.
  - d. Day nursery, nursery school-kingergarten, day care center, or similar facility.
  - e. Governmental structure or use.
  - f. Home occupation.
  - g. Nursing home, retirement home or similar facility.
  - h. Golf course and ancillary uses, but excluding golf driving range, miniature golf course or similar facility.
  - i. Private school.

- j. Public or private utility facility.
- k. Radio or television transmitter or tower.
- l. Solid waste disposal transfer station.
- m. Excavating, filling, dredging or wetland drainage.
- n. Recreational vehicle on an individual lot.
- o. Aquaculture facilities.
- p. Mining.

3. Standards. Except as provided in Section 4, 5, 6 and 13 of this ordinance in the RR-1-2 zone, the following standards shall apply:

a. Lot Size. The minimum lot size in the RR-1-2 zone shall be as follows:

- 1. In the RR-1-2 zone the minimum lot size shall be one (1) acre per dwelling unit if the lot is served by a public or community water system.
- 2. In the RR-1-2 zone the minimum lot size shall be two (2) acres per dwelling unit if the lot is not served by a public or community water system.

b. Setbacks. No structure shall be located closer than 30 feet from an arterial road right of way nor 10 feet from any property line.

c. Height. No structure shall exceed 30 feet in height.

d. Lot Width to Depth Ratio. Lots shall have an average width to depth ratio not in excess of 1 to 3½.

Section 3.055. Rural Residential Zone RR-5

In the RR zone the following regulations shall apply:

1. Uses Permitted Outright. In a RR-5 zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. One single-family dwelling unit.
  - b. Farm and forest use.
  - c. A travel trailer or other approved temporary housing to be used for dwelling purposes, only during the construction of a single-family residential dwelling unit. The placement shall not exceed a period of one year.
  
2. Conditional Uses Permitted. In a RR-5 zone the following uses may be permitted subject to the provisions of Articles 4, 5, 6 and 13 where applicable.
  - a. Cemetery.
  - b. Church, non-profit religious or philanthropic center.
  - c. Community center.
  - d. Day nursery, nursery school-kindergarten, day care center, or similar facility.
  - e. Governmental structure or use.
  - f. Home occupation.
  - g. Nursing home, retirement home or similar facility.
  - h. Golf course and ancillary uses, but excluding golf driving range, miniature golf course or similar facility.
  - i. Private school.

- j. Public or private utility facility.
  - k. Radio or television transmitter or tower.
  - l. Solid waste disposal transfer station.
  - m. Excavating, filling, dredging or wetland drainage.
  - n. Recreational vehicle on an individual lot.
  - o. Aquaculture facilities.
  - p. Mining.
3. Standards. Except as provided in Section 4, 5, 6 and 13 of this ordinance in the RR-5 zone, the following standards shall apply:
- a. Lot Size. The minimum lot size in the RR-5 zone shall be as follows:
    - 1. In the RR-5 zone the minimum lot size shall be 5 acres.
  - b. Setbacks. No structure shall be located closer than 30 feet from an arterial road right of way nor 10 feet from any property line.
  - c. Height. No structure shall exceed 30 feet in height.
  - d. Lot Width to Depth Ratio. Lots shall have an average width to depth ratio not in excess of 1 to 3½.

Section 3.210. Planned Industrial Zone. I-P

Add paragraph:

2.y. Bank and similar lending institutions.

Section 3.310. Marine Waterway Zone M-W. In an M-W zone the following regulations shall apply:

1. Uses Permitted Outright. In an M-W zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. A permitted use as specified in Lincoln County Ordinance # \_\_\_\_\_, Lincoln County Estuary Management Plan, June, 1980.
  
2. Conditional Uses Permitted. In an M-W 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. A conditional use as specified in Lincoln County Ordinance # \_\_\_\_\_, Lincoln County Estuary Management Plan, June, 1980.
  
3. Special Standards. In taking action on a conditional use application, the Planning Department or the Planning Commission shall seek to determine whether:
  - a. The use is compatible with the management objective and policies of the management unit classification.
  - b. The use complies with all policies specific to the individual management unit.
  - c. Any additional conditions are needed to insure compatibility of the area proposed use with existing and future development in the surrounding area.

Section 3.350. Planned Marine Zone M-P. In an M-P zone the following regulations shall apply:

1. Uses Permitted Outright. In an M-P zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. A use permitted outright in the adjacent M-W zone.
2. Conditional Uses Permitted. In an M-P 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. A conditional use permitted in the adjacent M-W zone.
3. Standards. Except as provided in Articles 4, 5, 6 and 13 of this ordinance, in the M-P zone the following standards shall apply:
  - a. Yards. All yards abutting a lot in a residential zone shall be a minimum of 20 feet.
  - b. Setbacks. No structure shall be located closer than 30 feet from the right-of-way of any State Highway or any collector or arterial street.
  - c. Height. No building in the M-P zone shall exceed a height of 45 feet.
  - d. Fencing. Outdoor storage abutting or facing a street or highway or a lot in a residential zone shall be screened with a sight-obscuring fence.

Section 3.415. Agricultural Conservation Zone A-C. In an A-C zone the following regulations shall apply:

1. Uses Permitted Outright. In an A-C zone the following uses and their accessory uses are permitted, subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. Farm use.
  - b. On-site sale of agricultural products grown on the parcel.
  - c. Management, harvesting, storage (not involving structures) and primary processing of forest products.
  - d. One single-family dwelling used in conjunction with agricultural or forest uses.
  
2. Conditional Uses Permitted. In an A-C zone, the following uses and their accessory uses may be permitted subject to the provisions of Articles 4, 5, 6 and 13 of this ordinance:
  - a. Structures for on-site sale of agricultural products grown on the parcel.
  - b. Additional dwelling units for farm help shown to be necessary for the management of the agricultural use.
  - c. Mining.
  - d. Private parks or outdoor recreation activities.
  - e. Public or private utility facility.
  - f. Wildlife preserve.
  - g. Aquaculture facilities.
  - h. Personal use airports.
  - i. Excavating, filling, dredging or wetland drainage not in conjunction with farm or forest use.
  - j. Home occupation.

3. Standards. Except as provided for in Articles 4, 5, 6 and 13 of this ordinance, in the A-C zone, the following standards shall apply:
- a. Lot Size. Shall be 10 acres, 20 acres, 30 acres or 40 acres as designated on the zoning maps unless a special exception is granted.
  - b. Special Exception: Any lot creation proposed below the specified lot size shall be reviewed by Lincoln County. Procedures for application, notification, fees and appeals for a special exception shall be the same as for a variance as set forth in Article 8. An affirmative decision shall be granted to a minimum of 10 acres if the agricultural lands priority rating of parcels to be created is not lowered below 50 points as determined by Lincoln County Ordinance # \_\_\_\_\_, Lincoln County Agricultural Lands Priority Rating System. On existing parcels not achieving a rating of at least 50 points and not meeting the criteria for forest lands the minimum lot size shall be 5 acres. Lincoln County may attach appropriate conditions to insure the integrity of the A-C zone.
  - c. Dwellings. Dwellings shall be located so as not to seriously interfere with the usual and normal agricultural practices.
  - d. Setback. No structure shall be located closer than 10 feet from any property line.
  - e. Lot Width to Depth Ratio. Lots shall have an average width to depth ratio not in excess of 1 to 3½.

Section 3.425. Timber Conservation Zone T-C. In a T-C zone the following regulations shall apply:

1. Uses Permitted Outright. In a T-C zone the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance.
  - a. One single-family dwelling used in conjunction with forestry or agricultural uses.
  - b. Management, harvesting, storage (not involving structures), and primary processing of forest products.
  - c. Farm use.
  - d. On-site sale of agricultural products grown on the parcel not involving structures.
  - e. Extraction and removal of rocks, sand, gravel or earth products for use on forest roads on forest lands subject to the requirements of the Mined Land Reclamation Act of the State of Oregon.
  
2. Conditional Uses Permitted. In a T-C zone the following uses and their accessory uses may be permitted subject to the provisions of Articles 4, 5, 6 and 13 of this ordinance:
  - a. Temporary dwelling units necessary for the management of forest or agricultural uses.
  - b. Mining for use other than on forest lands.
  - c. Private parks or outdoor recreation activities.
  - d. Public or private utility facility.

- e. Solid waste disposal facilities related to the processing of forest products.
- f. Aquaculture facilities.
- g. Excavating, filling, dredging or wetland drainage not in conjunction with farm or forest use.
- h. Structures for the sale of agricultural products grown on the parcel.
- i. Home occupation.

3. Standards.

- a. Lot Size. The minimum lot size in a T-C zone shall be 40 acres unless a Special Exception is granted.
- b. Special Exception. Any lot creation proposed below 40 acres shall be reviewed by Lincoln County. Procedure for application, notification, fees and appeals for a Special Exception shall be the same as for a variance as set forth in Article 8. A Special Exception shall be granted if one of more of the following conditions is found to exist.
  - 1. A division is for the purpose of exchange or transfer to consolidate contiguous ownership, or;
  - 2. A division is to allow conveyance of not more than 5 acres of land with a second dwelling unit constructed prior to the adoption of this ordinance, or;
  - 3. A division is to allow a one time creation of a retirement homestead of not more than 5 acres, or;
  - 4. The division establishes forest management units that meet the following conditions:

- a) The land is designated as "forest land" or included within the Western Oregon Small Tract optional tax provisions as provided by ORS Chapter 321.
- b) A management plan is submitted which demonstrates how proposed parcels will be retained in forest use. The plan shall include:
  - (1) The name and address of the person preparing the plan.
  - (2) The location of all proposed dwelling units.
  - (3) The portion of the property to be used for the raising and harvesting of forest tree species.
  - (4) The portions of the property identified in subsection (3) above which currently support less than the minimum stocking of commercial tree species, as specified in Oregon Forest Practices Act.
  - (5) An estimated schedule for the full stocking with forest tree species of those areas identified in subsection (4) above.
  - (6) An estimated schedule for the harvest of forest tree species from the property; and,
  - (7) Such other information as the director requires.
- c) The division will not materially alter the stability of the overall land use pattern of the area; and
- d) Residential uses permitted on the proposed parcels will not seriously interfere with forest practices on adjacent lands.

- c. Dwelling location. Dwellings in a T-C zone shall:
1. Be located so that interference with forest management practices is minimized.
  2. Have a minimum fire break of 30 feet on all sides measured on a plane level with the ground floor.  
As used in this paragraph, fire break means an area cleaned of combustible materials except for shrubbery, ground coverings and other landscaping materials that do not rapidly transmit fire.
- d. Setback. On parcels of less than 5 acres no structure shall be within 30 feet of a lot line. On parcels of 5 or more no structure shall be within 30 feet of a front lot line and 100 feet of any other lot line.
- e. Lot Width to Depth Ratio. Lots shall have an average width to depth ratio not in excess of 1 to 3½.

Section 3.445. Public Facilities' PF. In a P-F zone, the following regulations shall apply:

1. Uses Permitted Outright: In a P-F zone, the following uses and their accessory uses are permitted subject to the applicable provisions of Articles 4, 5 and 13 of this ordinance:
  - a. Public park and playground, swimming pool or similar recreation facility.
  - b. Public schools and associated facilities.
  - c. Hospitals.
  - d. Government use.
  - e. Solid waste disposal facility.
  
2. Conditional Uses Permitted: Expansion of existing facilities that would substantially increase overall capacity may be permitted when authorized in accordance with the provisions of Articles 4, 5, 6 and 13 of this ordinance.
  - a. Expansion of public park and playground, swimming pool or similar recreation facility.
  - b. Expansion of public schools and associated facilities.
  - c. Expansion of hospitals.
  - d. Expansion of government use.
  - e. Expansion of solid waste disposal facility.

Section 3.605. Coastal Shorelands Overlay Zone.

1. In a Coastal Shoreland Overlay Zone, any of the outright or conditional uses authorized in the underlying zone shall be allowed subject to the applicable provisions and standards of this ordinance and the additional provisions of this section:
  - a. All land divisions and planned developments require a finding by the county that such uses satisfy a need that cannot be accommodated at upland locations or in urban or urbanizable areas or within rural community center boundaries.
  - b. Development shall not be permitted on significant shoreland and wetland biological habitats.
  - c. All shoreline stabilization procedures shall comply with the standards for shoreline stabilization.