

be so exercised as to prevent the removal or demolition of any structure which cannot be economically maintained or restored, giving due consideration to all potential uses to which the same might reasonably be put upon restoration by a private property owner.

CHAPTER 9
USE CLASSIFICATIONS
ARTICLE 90 - BASIC PROVISIONS

SECTION 90.001 - PURPOSE

The purpose of this chapter is to classify uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout the Land Development Code.

SECTION 90.002 - LISTING OF USE CLASSIFICATIONS

All uses are hereby classified into the following use types, which are described in Section 100.001 through Section 100.002, inclusive. See Section 100.003 for classification of combinations of uses resembling different types.

A. Residential use types

- Family residential
- Group residential
- Mobile home residential
- Worker residential
- Group care residential

B. Civic use types

- Administrative services
- Ambulance services
- Clinic services
- Community education
- Community recreation
- Cultural exhibits and library services
- Essential services
- Extensive impact services and utilities
- Parking services
- Postal services
- Religious assembly
- Public research area

C. Commercial use types

- Administrative and professional services
- Agricultural supplies and services
- Animal sales and services: auctioning
- Animal sales and services: grooming
- Animal sales and services: horse keeping

Row and field crops
Forestry
Animal raising: Small animals
Animal raising: Large animals
Animal raising: Specialty
Animal raising: Non domestic
Animal waste processing
Packing and processing
Primary processing of forest products

F. Extractive use types

Mineral extraction
Mineral exploration

G. Nonconforming Uses

H. Lots of Record

SECTION 90.003 - CLASSIFYING COMBINATIONS OF PRINCIPAL USES

The following rules shall apply where a lot contains uses which resemble two or more different use types and which are not classified as accessory uses.

- A. Separate Classification of Several Establishments - The principal uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately into use types.
- B. Separate Classification of Different Major Categories of Uses Conducted by Individual Establishment - If the principal uses on a lot by an individual establishment, management, or institution appear to fit under two or more different categories or use types--in effect, Residential, Civic, Commercial, Industrial, Agricultural, or Extensive--the principal uses shall be classified under each appropriate category.
- C. Classification of Different Uses Within Same Category of Use Types, Conducted by Individual Establishment - If principal uses conducted on a lot by an individual establishment, management, or institution resemble two or more different use types within the same category of use types (see B above), all such principal uses shall be classified in the use type whose description most closely portrays the overall nature of such uses. However, when the principal uses have any of the characteristics of the following list of use types, all such principal uses shall be classified in one of the use types on the list. If the principal uses resemble more than one of the use types on the list, the uses shall be classified in the most appropriate use type, except that any commercial uses shall be classified within the scrap operations use type if they have any of its characteristics.

Animal sales and services: auctioning
Animal waste processing
Light industrial
Heavy industrial
Extensive impact services and utilities
Scrap operations
Wholesaling, storage and distribution: heavy
Mining and processing

SECTION 90.004 - CLASSIFYING USES

Uses will be classified into types based upon the description of the use types as contained in Section 90.001 through Section 96.003 inclusive, upon common functional, product, or compatibility characteristics with other uses already classified within the use type, subject to the applicable provisions of Section 90.003 with respect to combinations of uses. A list of common uses and the use types into which they are classified shall be maintained by the Planning Director. The Planning Director shall have the authority to classify common uses according to use types. The classification of a use is subject to the right of appeal pursuant to Chapter 3, and if an appeal is taken the Director shall provide written findings supporting the classification.

ARTICLE 91 - RESIDENTIAL USE TYPES

SECTION 91.001 - GENERAL DESCRIPTION OF RESIDENTIAL USE TYPES

Residential use types include the occupancy of living accommodations on a wholly primarily nontransient basis; including institutional living arrangements which provide 24-hour care to seven or more persons. They also include certain uses accessory to the above.

SECTION 91.002 - FAMILY RESIDENTIAL

The Family Residential use type refers to the residential occupancy of dwelling units other than mobile homes, by families on a weekly or longer basis. Typical uses include occupancy of single-family residences, duplexes, apartments, or condominiums.

SECTION 91.003 - GROUP RESIDENTIAL

The Group Residential use type refers to the residential occupancy of dwelling units by groups of more than five persons who are not related by blood, marriage or adoption, on a weekly or longer basis. Typical uses include occupancy of sorority houses, retirement homes or boarding houses.

SECTION 91.004 - MOBILE HOME RESIDENTIAL

Mobile home residential refers to the residential occupancy of mobile homes by families on a weekly or longer basis. The following are home residential use types:

- A. Mobile Home Residential: Individual - Mobile homes developed on individual lots.
- B. Mobile Home Residential (Park): A group of mobile homes on lots developed as integrated spaces to be rented exclusively for mobile home placement.
- C. Mobile Home Residential (Subdivision): A group of mobile or modular homes on integrated lots developed to be sold exclusively for mobile or modular placement.

SECTION 91.005 - WORKER RESIDENTIAL

The Worker Residential use type refers to the occupancy by employees and their families of any living accommodations, without regard to duration, which occurs exclusively in conjunction with the agricultural use types.

SECTION 91.006 - GROUP CARE RESIDENTIAL

The Group Care residential use type refers to services provided in residential facilities or in facilities authorized to provide day care services. Typical uses include halfway houses, intermediate care facilities, day nurseries, nursing homes, convalescent hospitals, foster care homes, and rest homes. The Group Care residential use type does not include hospitals, prisons, or other extensive impact services.

ARTICLE 92 - CIVIC USE TYPES

SECTION 92.001 - GENERAL DESCRIPTION OF CIVIC USE TYPES

Civic use types include the performance of utility, educational, cultural, medical, protective, governmental, and other uses which are strongly vested with public or social importance. They also include certain uses accessory to the above.

SECTION 92.002 - ADMINISTRATIVE SERVICES

The Administrative Services use type refers to consulting, record keeping, clerical or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary equipment and vehicles.

SECTION 92.003 - AMBULANCE SERVICES

The Ambulance Services use type refers to the transportation of ill or injured persons to and from treatment facilities together with incidental storage and maintenance of necessary vehicles.

SECTION 92.004 - CLINIC SERVICES

The Clinic Services use type refers to providing non-profit medical services to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.

SECTION 92.005 - COMMUNITY EDUCATION

The Community Education use type refers to educational services provided by public, private, and parochial elementary, junior high and senior high schools and junior colleges, but excludes colleges, universities, and trade schools.

SECTION 92.006 - COMMUNITY RECREATION

The Community Recreation use type refers to recreational, social or multi-purpose uses within buildings, owned and operated by a governmental agency or a non-profit community organization.

SECTION 92.007 - CULTURAL EXHIBITS AND LIBRARY SERVICES

The Cultural Exhibits and Library Services use type refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.

SECTION 92.008 - ESSENTIAL SERVICES

The Essential Services use type refers to services which are necessary to support principal development and involve only minor structures such as pipelines, powerlines, distribution feeders, and poles which are necessary to support principal development.

SECTION 92.009 - EXTENSIVE IMPACT SERVICES AND UTILITIES

The Extensive Impact Services and Utilities use type refers to public services and utilities which have substantial impact on surrounding land uses. Such uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community-wide interest. Typical places or uses are sanitary landfills, airports, detention and correction institutions, fairgrounds, fire stations, parks, public sports arenas, vehicular raceways, microwave relay stations, or other communication structures, electrical transmission lines, substations, and electrical generation facilities.

SECTION 92.010 - PARKING SERVICES

The Parking Services use type refers to parking services involving garages and lots which are publicly-owned and operated.

SECTION 92.011 - POSTAL SERVICES - SUBSTATION FACILITIES

The Postal Services use type refers to mailing services, excluding major processing, as traditionally provided by the United States Postal Service.

SECTION 92.012 - RELIGIOUS ASSEMBLY

The Religious Facilities use type refers to religious services only involving public assembly such as customarily occurs in synagogues, temples, and churches. This use type does not include parochial schools.

SECTION 92.013 - PUBLIC RESEARCH AREA

Land and the appurtenant buildings operated by governmental, educational and other public or non-profit bodies dedicated to pure or applied scientific discovery in the fields of agriculture, wildlife management, forestry, geology, archaeology, ecology, astronomy, and the like.

ARTICLE 93 - COMMERCIAL USE TYPES

SECTION 93.001 - GENERAL DESCRIPTION OF COMMERCIAL USE TYPES

Commercial use types include the distribution and sale or rental of goods; and the provision of services other than those classified as Civic Uses. They also include certain uses accessory to the above.

SECTION 93.002 - ADMINISTRATIVE AND PROFESSIONAL SERVICES

The Administrative Professional Services use type refers to offices of private firms or organizations which are primarily used for professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, or architectural firms.

SECTION 93.003 - AGRICULTURAL SUPPLIES AND SERVICES

The Agricultural Supplies and Services use type refers to establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of feed grain, fertilizers, pesticides and similar goods as well as the provision of agriculturally-related services with incidental storage on lots other than where the service is rendered. Typical uses include feed and grain stores, crop dusting or tree service firms.

SECTION 93.004 - ANIMAL SALES AND SERVICES

Animal sales and services refers to establishments or places of business primarily engaged in animal-related sales and services. The following are animal sales and service use types:

- A. Animal Sales and Services: Auctioning - Auctioning of livestock on a wholesale or retail basis with the incidental storage of animals produced off property. Typical uses include animal auctions or livestock auction yards.
- B. Animal Sales and Services: Grooming - Grooming of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.
- C. Animal Sales and Services: Horse Keeping - Boarding, breeding or raising of horses not owned by the occupants of the premises or their non-paying guests. Typical uses include boarding stables or public stables, riding arenas and trails.
- D. Animal Sales and Services: Kennels - Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, dog training centers, or breeding establishments.

- E. Animal Sales and Services: Stockyards - Stockyard services involving the temporary keeping of transient livestock for slaughter, market or shipping. Typical uses include stockyards or animal sales yards.
- F. Animal Sales and Services: Veterinary (Large Animals) - Veterinary services for large animals. Typical uses include animal hospitals or veterinary hospitals.
- G. Animal Sales and Services: Veterinary (Small Animals) - Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals.

SECTION 93.005 - AUTOMOTIVE AND HEAVY EQUIPMENT

Automotive and Heavy Equipment refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales and services. The following are automotive and heavy equipment use types:

- A. Automotive and Equipment: Cleaning - Washing and polishing of automobiles. Typical uses include auto laundries or car washes.
- B. Automotive and Equipment: Fleet Storage - Fleet storage of vehicles used regularly in business operations and not available for sale or long-term storage. Typical uses include taxi fleets, mobile-catering truck storage or auto storage garages.
- C. Automotive and Equipment: Parking - Parking of motor vehicles on temporary basis within a privately-owned off-street parking with or without a fee. Typical uses include commercial parking lots or garages.
- D. Automotive and Equipment: Repairs, Heavy Equipment - Repairs of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc., as well as the sale, installation and servicing of automobile equipment and parts together with body repairs, painting and steam cleaning. Typical uses include truck transmission shops, body shops or motor freight maintenance groups.
- E. Automotive and Equipment: Repairs, Light Equipment - Repair of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto repair garages or auto glass shops.
- F. Automotive and Equipment: Sales/Rentals, Farm Equipment - Sales, retail or wholesale and/or rental from the premises of farm equipment together with incidental maintenance. Typical uses include farm equipment dealers.

- G. Automotive and Equipment: Sales/Rentals, Heavy Equipment - Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft together with incidental maintenance. Typical uses include aircraft dealers, boat dealers, or heavy construction equipment dealers.
- H. Automotive and Equipment: Sales/Rentals, Light Equipment - Sales, retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, motor homes and trailers together with incidental maintenance. Typical uses include automobile dealers, or car rental agencies or recreational vehicles sales and rental agencies.
- I. Automotive and Equipment: Storage, Nonoperating Vehicles - Storage of nonoperating motor vehicles. Typical uses include storage of private parking towaways or impoundment yards.
- J. Automobile Wrecking Yard - Any property where three or more vehicles not in running conditions or parts thereof, are: wrecked, dismantled, disassembled, or substantially altered for sale or not for sale, and not enclosed; or any land, building, or structure used for wrecking or storing of such motor vehicles or parts thereof for a period exceeding three (3) months. Automobile wrecking yard shall not be construed to mean scrap yard junk or salvage and not include the incidental storage of inoperative or disabled vehicles in connection with the operation of an automobile repair garage, automobile body and fender repair shop or automobile impound yard. Automobile wrecking yards must be licensed by both the State Motor Vehicle Department and the County Uniform Fire Code.

SECTION 93.006 - BUILDING MAINTENANCE SERVICES

The Building Maintenance Services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than those to individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

SECTION 93.007 - BUSINESS EQUIPMENT SALES AND SERVICE

The Business Equipment Sales and Service use type refers to establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine shops or hotel equipment and supply firms.

SECTION 93.008 - BUSINESS SUPPORT SERVICES

The Business Support Services use type refers to establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms rather than to individuals and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, or blueprint services.

SECTION 93.009 - COMMUNICATIONS SERVICES

The Communications Services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Extensive Impact Services and Utilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.

SECTION 93.010 - CONSTRUCTION SALES AND SERVICES

The Construction Sales and Services use type refers to establishments or places of business primarily engaged in construction activities and storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sales of paint, fixtures and hardware; but excludes those classified as one of the Automotive and Heavy Equipment use types. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.

SECTION 93.011 - EATING AND DRINKING ESTABLISHMENTS

The Eating and Drinking Establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption. Typical uses include restaurants, short-order eating places or bars.

SECTION 93.012 - EXPLOSIVE STORAGE

The Explosive Storage use type refers to the storage of any quantity of explosives having a power equal to or greater than that of ordinary black powder, excluding fixed ammunition for small arms. Typical uses include storage in the course of manufacturing, selling, or transporting explosives or in the course of blasting operations.

SECTION 93.013 - FINANCE, INSURANCE, AND REAL ESTATE SERVICES

The Finance, Insurance and Real Estate Services use type refers to establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies or real estate firms.

SECTION 93.014 - FOOD AND BEVERAGE RETAIL SALES

The Food and Beverage Retail Sales use type refers to establishments or places of business primarily engaged in the retail sales of food and beverages for home consumption. Typical uses include groceries, liquor stores or delicatessens.

SECTION 93.015 - FUNERAL AND INTERMENT SERVICES

Funeral and interment services refers to establishments primarily engaged in the provision of services involving the care, preparation or disposition of human dead other than in cemeteries. The following are funeral and interment services use types:

- A. Funeral and Interment Services: Cremating - Crematory services involving the purification and reduction of the human body by fire. Typical use include crematories or crematoriums.
- B. Funeral and Interment Services: Interring - Interring services involving the keeping of human bodies other than in cemeteries. Typical uses include columbariums, mausoleums, or cinerariums.
- C. Funeral and Interment Services: Undertaking - Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

SECTION 93.016 - GASOLINE SALES

The Gasoline Sales use type refers to establishments or places of business primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries and replacement items, lubricating services and minor repair services. Typical uses include automobile service stations, filling stations or truck stops.

SECTION 93.017 - LAUNDRY SERVICES

The Laundry Services use type refers to establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Personal Services. Typical uses include laundry agencies, diaper services or linen supply services.

SECTION 93.018 - MEDICAL SERVICES

The Medical Services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories or health maintenance organizations.

SECTION 93.019 - PARTICIPANT SPORTS AND RECREATION

The Participant Sports and Recreation use type refers to establishments or places primarily engaged in the provision of sports or recreation by and for participants. Any spectators would be incidental and on a nonrecurring basis. Participant sports and recreation use types include those uses conducted with an enclosed building, such as bowling alleys or billiard parlors, and those uses conducted in open facilities such as driving ranges, miniature golf courses, or hunting and fishing camps.

SECTION 93.020 - PERSONAL SERVICES

The Personal Services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature, but excludes services classified as Spectator Sport and Entertainment, Participant Sports and Recreation, or Transient Habitation. Typical uses include photography studios, driving schools or reducing salons.

SECTION 93.021 - REPAIR SERVICES

The Repair Services use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms. Typical uses include appliance repair shops, apparel repair firms, or instrument repair firms.

SECTION 93.022 - RESEARCH SERVICES

The Research Services use type refers to establishments primarily engaged in research of an industrial or scientific nature which is provided as a service or which is conducted by and for a private firm, but excludes medical testing and analysis and product testing. Typical uses include electronics research laboratories, space research and development firms, or pharmaceutical research labs.

SECTION 93.023 - RETAIL SALES

The Retail Sale use type refers to places of business primarily engaged in the sale of commonly used goods and merchandise, but excludes those classified as Agricultural Supplies and Services, Animal Sales and Services, Automobile and Equipment, Business Equipment Sales and Services, Construction Sales and Services, Food and Beverage Retail Sales and Gasoline Sales.

SECTION 93.024 - SCRAP OPERATIONS

The Scrap Operations use type refers to places of business primarily engaged in storage, dismantling or other processing of used or waste materials which are intended for re-use in their original form. Typical uses include junk yards or paper salvage yards.

SECTION 93.025 - SPECTATOR SPORTS AND ENTERTAINMENT

The Spectator Sports and Entertainment use type refers to establishments or places primarily engaged in the provision of cultural, entertainment, athletic and other events to spectators as well as those involving social or fraternal gatherings. Spectator sports and entertainment use types include those uses conducted both within open facilities or within an enclosed building. Typical uses include small theaters, meeting halls, large exhibition halls, or sports stadiums, but exclude those classified as Extensive Impact use types.

SECTION 93.026 - TRANSIENT HABITATION

Transient habitation refers to establishments primarily engaged in the provision of lodging services on a less-than-weekly basis with incidental food, drink and other sales and services intended for the convenience of guests. The following are transient habitation use types.

- A. Transient Habitation: Campground - Campground services involving transient habitation areas for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.
- B. Transient Habitation: Lodging - Lodging services involving the provision of room and/or board. Typical uses include motels and hotels.
- C. Transient Habitation: Resort - Resort services including the provision of extensive outdoor recreation and entertainment services especially for vacationers. Typical uses include resort and recreational facilities, dude ranches, health spas, resort hotels and motels, and recreation camps.

SECTION 93.027 - WHOLESALING, STORAGE, AND DISTRIBUTION

Wholesaling, Storage and Distribution refers to establishments or places of business primarily engaged in wholesaling, storage, distribution and open-air handling of materials and equipment other than live animals and plants. The following are wholesaling, storage distribution use types:

- A. Wholesaling, Storage and Distribution: Light - Wholesaling, storage and warehouse services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, and mini-warehouses.
- B. Wholesaling, Storage and Distribution: Heavy - Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators, open storage yards, or petroleum storage facilities.

SECTION 93.028 - AIRPORT

The Airport use type refers to privately operated, commercial airports.

ARTICLE 94 - INDUSTRIAL USE TYPES

SECTION 94.001 - GENERAL DESCRIPTION OF INDUSTRIAL USE TYPES

Industrial use types include the on-site production of goods by methods other than agricultural or extractive in nature. They also include certain uses accessory to the above.

SECTION 94.002 - CUSTOM MANUFACTURING

The Custom Manufacturing use type refers to establishments primarily engaged in on-site production of goods by hand manufacturing which involves only the use of hand tools, domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding 8 kilowatts and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacture.

SECTION 94.003 - GENERAL INDUSTRIAL

The General Industrial use type refers to industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and property.

SECTION 94.004 - HEAVY INDUSTRIAL

The Heavy Industrial use type refers to all other industrial plants such as processing of raw materials, pulp mills, malt plants, petroleum refining and explosive manufacturing.

ARTICLE 95 - AGRICULTURAL USE TYPES

SECTION 95.001 - GENERAL DESCRIPTION OF AGRICULTURAL USE TYPES

Agricultural use types include the on-site production of plant and animal products by agricultural and silvicultural methods. They also include certain uses accessory to the above.

SECTION 95.002 - HORTICULTURE

Horticulture refers to premises primarily devoted to horticultural and floricultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes. The following are horticulture use types:

- A. Horticulture: Cultivation - Cultivation of plants for wholesale sales.
- B. Horticulture: Storage - Storage of plants, primarily in containers, for wholesale sales.

SECTION 95.003 - TREE CROPS

The Tree Crops use type refers to premises primarily devoted to the cultivation for sale of tree-grown agricultural products such as apples, cherries and other fruits, including their storage, packing, and shipping.

SECTION 95.004 - ROW AND FIELD CROPS

The Row and Field Crops use type refers to premises primarily devoted to the cultivation for sale of agricultural products grown in regular or scattered patterns such as vines, field, forage and other plant crops intended to provide food or fibers, including their storage, packing, and shipping.

SECTION 95.005 - FORESTRY

The Forestry use type refers to premises primarily devoted to the development, production and processing of forest products, as well as those related to forest uses including recreational. Typical uses include logging operations, watershed protection and wildlife habitat.

SECTION 95.006 - ANIMAL RAISING

Animal Raising refers to premises where animals are fed or kept for animal products, animal increase or value increase. The following are animal raising use types:

- A. Animal Raising: Small Animals - Raising and keeping of small animals such as hamsters, poultry, rabbits, and turkeys.

- B. Animal Raising: Large Animals - Raising and keeping of large animals such as cattle and sheep on such premises as dairies, feedlots, horse ranches or pig farms.
- C. Animal Raising: Specialty - Raising and keeping of animals not including the above animals in Sections A and B, but including bees, birds, amphibians, or insects.
- D. Animal Raising: Non Domestic - Raising and keeping of game or dangerous animals such as cougar, bobcat, deer, and poisonous snakes.
- E. Animal Raising: Aquatic Species - Raising, keeping and harvesting of such species.

SECTION 95.007 - ANIMAL WASTE PROCESSING

The Animal Waste Processing use type refers to the processing of animal waste or by-products, including but not limited to animal manure, animal bedding waste, and similar by-products of an animal raising agricultural operation, for use as a commercial fertilizer or soil amendment and including composting operations.

SECTION 95.008 - PACKING AND PROCESSING

The Packing and Processing use type refers to packing of agricultural crops, animals and their by-products which entails more than picking, cutting, sorting, and boxing or crating and does include canning, rendering, tanning or reduction of meat. Typical uses include the packing or processing of crops, animals or their by-products regardless of where they were grown.

SECTION 95.009 - PRIMARY PROCESSING OF FOREST PRODUCTS

The primary processing of forest products includes the packing, storage and shipment of plant material collected on forest lands, and the manufacture, storage and shipment of wood products including dimension lumber, fenceposts, firewood, and wood chips or sawdust and the like. Primary processing does not include pulp and paper mills, plywood, particle board and hardboard manufacture, furniture making or other processes utilizing inputs other than raw materials of forest origin.

ARTICLE 96 - EXTRACTIVE USE TYPES

SECTION 96.001 - GENERAL DESCRIPTION OF EXTRACTIVE USE TYPES

Extractive use types include the on-site production of mineral products or geothermal resources by extractive methods. They also include certain uses accessory to the above.

SECTION 96.002 - MINERAL EXTRACTION

The Mineral Extraction use type refers to places or plants primarily devoted to surface or subsurface mining of metallic and non-metallic minerals, oil or gas together with essential on-site processing and production of only non-metallic mineral products. Typical places are barrow pits, oil and gas drilling rigs or concrete batch plants.

SECTION 96.003 - MINERAL EXPLORATION

The Mineral Exploration use type refers to the work of investigating a mineral deposit to determine by geological surveys, geophysical surveys, geochemical surveys, bore holes, pits and underground workings it is feasible to mine. Exploration is undertaken to gain knowledge of the size, shape, position, characteristics, and value of the deposit.

ARTICLE 97 - NONCONFORMING USES

SECTION 97.001 - PURPOSE

The purpose of these regulations is to control, improve, or terminate uses which do not conform to the Land Development Code.

SECTION 97.002 - NONCONFORMING USE DEFINED

Nonconforming use includes any of the following which were lawfully established before the effective date of this Code:

- A. A building, structure (including signs), land use, or activity which was established or is conducted in a manner which does not conform with one or more standards or permit requirements of this code.
- B. A use of land established in a location where such use is not identified as allowable by this Code.

SECTION 97.003 - RIGHT TO CONTINUE NONCONFORMING USE

A nonconforming use established prior to the effective date of this Code, or prior to any subsequent amendment which creates such nonconformity, may be continued and maintained, except as otherwise provided by this chapter. Continuation of a nonconforming use may include a change of ownership, tenancy or management where the previous line of business or other function is substantially unchanged.

SECTION 97.004 - ISSUED BUILDING PERMIT

Nothing contained in this Code shall be deemed to require any change in the plans, construction, or designated use of any building for which a building permit has been issued and for which substantial site work has been lawfully completed prior to the effective date of this Code.

SECTION 97.005 - NONCONFORMITY DUE TO LACK OF CONDITIONAL USE PERMIT

Any nonconforming use which is nonconforming only because of the absence of a conditional use permit shall be deemed a conforming use upon securing the approval of such permit.

SECTION 97.006 - NONCONFORMING USES OF LAND

Any nonconforming use of land may be continued as follows:

- A. Expansion - The use may not be enlarged, increased, or extended to occupy a greater area of land than that occupied by such use on effective date of this Code.

- B. Discontinued Use - If the nonconforming use of land is discontinued for a period of two (2) years or more, any following use is to be in conformity with all applicable requirements of this Code.

The use of a mobile home site for which all of the necessary utilities are in place may be resumed after a discontinuance of longer than two years subject to the granting of a Conditional Use Permit.

In the case of mineral and aggregate extraction sites, if the nonconforming commercial mining activity is discontinued for a period of five (5) to fifteen (15) years, a resumption of mining activity shall be subject to review by the Planning Director. The Planning Director shall approve the resumption of mining upon a finding that residential development in the area would not result in conflicts with mining. Nonconforming mining activities discontinued for a period of fifteen (15) years or longer shall be subject to review as provided by Articles 44 and 82.

- C. Single Family Residential Use - A detached single family residence existing as a principal use may be continued as a residential use subject to Subsection B of this section, and may be altered, provided that no increase in the number of dwelling units, or increase greater than 25% in the usable floor area occurs. Any expansion pursuant to this standard is to be in accordance with all applicable provisions of this Code.

SECTION 97.007 - NONCONFORMING USES OF A CONFORMING BUILDING

The use of a building which is in conformity with the provisions of this Code for a nonconforming use may be continued as follows:

- A. Extension of Use - The use may be extended throughout the building provided no structural alterations to the building are made except those required by law or ordinance.
- B. Discontinued Use - If the nonconforming use of the building is discontinued for a period of one (1) year or more, any following use of the structure is to be in conformity with all applicable requirements of this Code.

SECTION 97.008 - NONCONFORMING STRUCTURES

Any structure which does not conform to the yard, height, or coverage requirements specified in this Code may continue to be used provided that:

- A. Alterations and Expansions - The structure was established and has been maintained in a lawful manner and condition and is not altered or expanded except for minor alterations necessary to improve or maintain the health and/or safety of the occupants or if required by law or ordinance.

- B. Damaged or Destroyed Structures - If a nonconforming structure is damaged or destroyed by fire, explosion, or Act of God, the destroyed structure may be replaced with a structure of similar characteristics provided that the original yards are not reduced and the original heights or land coverages are not increased.

SECTION 97.009 - SUBSTITUTION OF USE

A nonconforming use may be replaced with another use even though the building or site does not meet the standards of this Code. However, such substitution is to occur only when the new use is designated as permitted for the zone in which the property is located.

- A. The new use constitutes a conversion, as provided in Section 117.010.
- B. Any modifications or alterations to the structure occur as provided by Section 117.008; and
- C. Where a building or site does not conform with the parking standards of Article 68 of this Code, substitution shall not occur unless:
 - 1. The new use is required to provide the same number of parking spaces as the existing use, in which case no additional parking is required; or
 - 2. Where new use is required to have a greater number of spaces than the existing use, the number of spaces provided is to be the difference between those required for the new use and those required for the existing uses.

SECTION 97.010 - CONVERSION OF USE

Any nonconforming use may be changed to an allowable use provided that all applicable permit requirements and standards of this Code are satisfied. If a nonconforming use is converted to a conforming use, the nonconforming use shall not be resumed.

SECTION 97.011 - NONCONFORMING PARCELS

- A. Legal Nonconforming Parcel and Lot Defined - Any parcel or lot having an area less than the smallest minimum lot size required or having a frontage, width, or depth less than the minimum prescribed by this Code or other ordinances, is a legal nonconforming parcel or lot if:
 - 1. The parcel or lot is shown on a duly approved and recorded partition or subdivision map; or
 - 2. The parcel or lot was created by means which were consistent with applicable legal requirements at the time it was created.

- B. Use of Nonconforming Parcels or Lots - A legal nonconforming parcel or lot may be used as follows:
1. Allowable Uses - A legal nonconforming parcel or lot may be used for any use permitted by the zone in which it is located, subject to all applicable requirements of the zone.
 2. Redivision - Any group of nonconforming parcels or lots may be redivided by partition or subdivision, provided that:
 - a. Such division is in accordance with all applicable requirements of this Code.
 - b. No parcel or lot is less than the minimum area required.

KLAMATH COUNTY
ZONING ORDINANCE - 1972

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR KLAMATH COUNTY, OREGON

An Ordinance amending Article)
112 of Klamath County Zoning)
Ordinance No. 17 regarding) ORDINANCE NO. 22
the procedure for obtaining)
a zone change and declaring)
an emergency)

WHEREAS, the Oregon Revised Statutes Chapter 203 and 215 and Klamath County Zoning Ordinance No. 17 provide a procedure amending a zoning ordinance; and

WHEREAS, this procedure has been followed in this case; and

WHEREAS a hearing was held before the Klamath County Planning Commission on December 3, 1974 following the giving of notice as required by the statutes and ordinance; and

WHEREAS the required notice has been given for a hearing on December 30, 1974 before the Klamath County Board of Commissioners and said hearing has been held, and

WHEREAS the immediate enactment of this ordinance is necessary to simplify the procedure for obtaining a zone change, shorten the amount of time the applicant for a zone change must wait and do away with the wasteful duplication of effort required on behalf of the applicants, county and opponents due to the necessity for two zone change hearings; NOW THEREFORE,

The Klamath County Board of Commissioners ordains as follows:

[The page contains extremely faint and illegible text, likely bleed-through from the reverse side of the document. The text is scattered across the page and does not form any recognizable words or sentences.]

Section 1: Article 112 of Klamath County Zoning Ordinance No. 17 be amended to read as follows:

ARTICLE 112 - CHANGE OF ZONE

SECTION 112.001 - INTENT

The Board of Commissioners, before it may grant a change of zone, shall determine:

1. The property affected by the change of zone is adequate in size and shape to facilitate those uses normally allowed in conjunction with such zoning;
2. The property affected by the proposed change of zone is properly related to streets and highways to adequately serve the type of traffic generated by such uses that may be permitted therein;
3. The proposed change of zone will have no adverse effect or only limited adverse effect on any property or the permitted uses thereof within the affected area.
4. That the proposed change of zone is in keeping with land uses and improvements, trends in land development, density of land development, and prospective needs for development in the affected area.
5. That the proposed change of zone is in keeping with any land use plans duly adopted and does, in effect, represent the highest, best and most appropriate use of the land affected.

SECTION 112.002 - PROCEDURE

In the processing of change of zone, the following procedures shall be followed:

1. Initiation--an application for a change of zone shall be initiated by the record owner of the property upon which the change of zone is sought or by the authorized representative of the record owner. Said authorization shall be in writing and filed with the application with the Planning Commission.

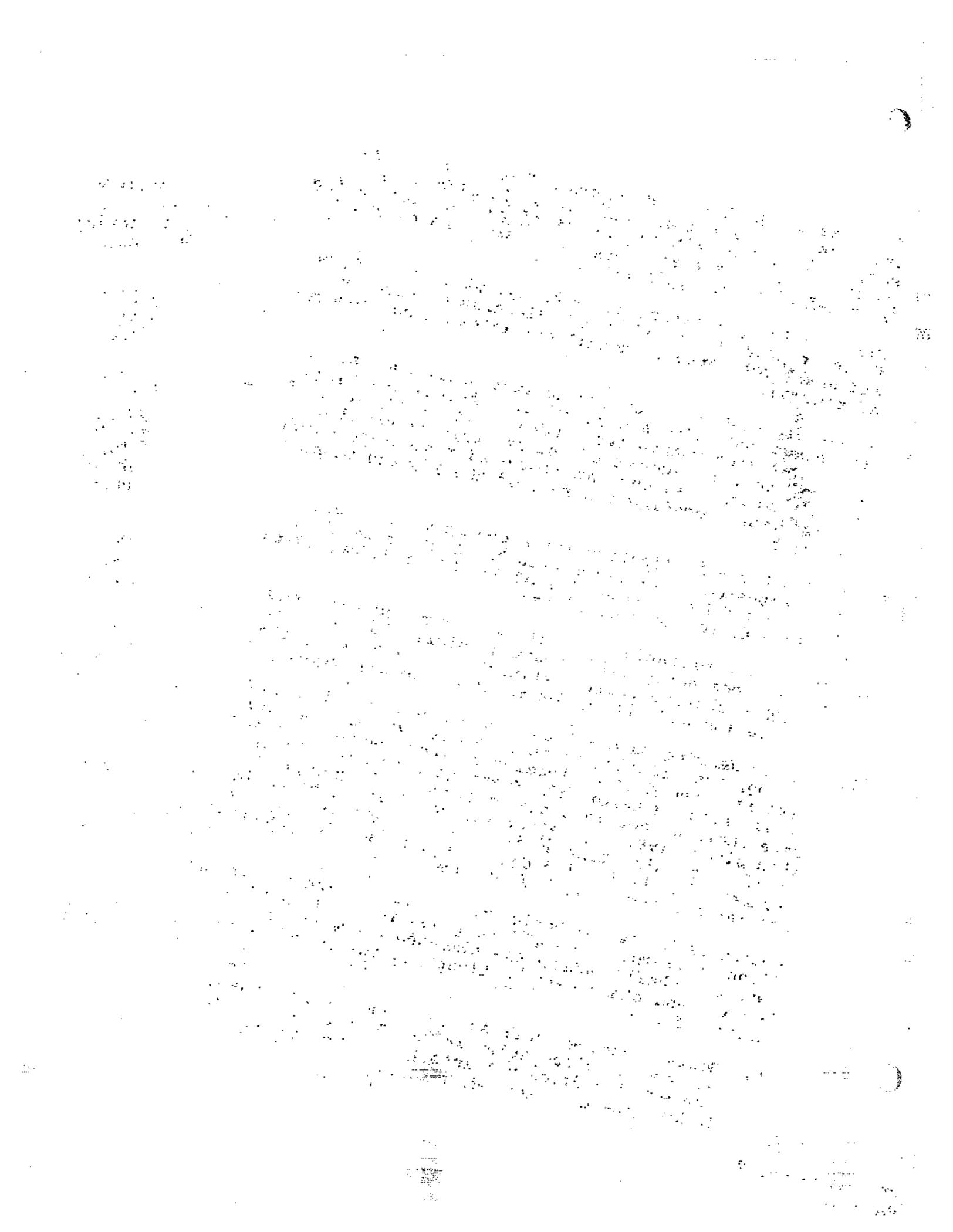
The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews with key stakeholders. Secondary data was obtained from existing reports and databases.

The third section details the results of the data analysis. It shows a clear trend of increasing activity over the period studied. The data indicates that the majority of transactions occur during the middle of the day, with a significant peak in the afternoon.

Finally, the document concludes with a series of recommendations based on the findings. It suggests that the current processes are generally effective but could be improved by implementing more robust data security measures. Additionally, regular audits should be conducted to ensure the accuracy of the records.

2. If there are both record owners and contract vendees involved in a parcel of land, it shall also be necessary to have the written consent of the non-initiating party to commence a zone change. This consent shall be filed with the application.
3. Filing - An application for a change of zone shall be filed on forms provided by the Planning Department and shall set forth in detail all information requested thereon.
4. Ownership List - The ownership list shall consist of the names and addresses of all deed holders of property situated within two hundred-fifty (250) feet of the external boundaries of the property affected by the application as such names and addresses are shown on the last preceding tax roll of the Klamath County Assessor.
5. Filing Fee - Application for a change of zone with the requested information attached thereto shall be accompanied by a filing fee of \$50.00 to defray costs incidental to the proceedings.
6. Improper application - If it is determined the application does not provide desired information nor have attached thereto other pertinent data requested, the application and filing fee shall not be accepted.
7. Public Hearing Date - Upon receipt of a valid application, the Planning Director shall, within ten (10) days from the date of receipt thereof, set a date for public hearing before the Planning Commission which date shall be not less than fifteen (15), nor more than ninety (90) days after filing of the application or if no regular meeting is scheduled within the prescribed time limit, the date shall be set for the next regular meeting of the Commission.
8. Notice of Hearing - Notice of public hearing before the Planning Commission shall be given in the following ways and shall contain the time and place of the hearing and other data pertinent to the requested change of zone:
 - A. Media - Notice shall be published in a newspaper of general circulation in the County on two (2) consecutive dates not less than five (5) days before the date set for hearing.



B. Mailing - Notice shall be mailed to the applicant, the non-initiating party, if any, and to all owners of property within two hundred fifty (250) feet of the external boundaries of the property affected by the requested change of zone not less than five (5) days before the date set for hearing.

C. Written notice shall be posted in the Klamath County Courthouse and at two other public places within the County.

9. Public Hearing by Planning Commission - The Planning Commission shall conduct a public hearing on the requested change of zone at the time and place designated on the notice of public hearing, and after consideration of all testimony and exhibits introduced at the hearings shall at the conclusion of the public hearing or within 60 days thereof render a decision.

10. Recommendation of the Planning Commission - The recommendation of the Planning Commission shall be to approve, conditionally approve, or disapprove the requested change of zone and shall incorporate findings of fact and conclusions of law in support of such recommendations.

The recommendations of the Planning Commission containing its findings of fact and conclusions of law shall, within five (5) days, be filed with the Board of Commissioners and a copy thereof mailed to the applicant at the address shown on the application.

The Planning Commission in approving or conditionally approving a change of zone, may set forth in its recommendation, reasonable conditions which will insure the intent and purpose of the Zoning Ordinance and avoid creation of detrimental effect upon abutting properties.

11. Upon a receipt of the recommendations from the Planning Commission, the Board of Commissioners shall set a date for a hearing on the record made by the Planning Commission.

12. Public hearing by Board - Scope of Review. At the hearing before the Board of Commissioners the Board may allow both sides to present oral and written arguments in support of their position. However, the scope of review shall be limited to the record made before the Planning Commission, unless the Board of Commissioners shall by majority vote, order a new hearing held.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific requirements for record-keeping, including the need to maintain original documents and to ensure that all records are properly indexed and filed.

3. The third part of the document discusses the role of the auditor in verifying the accuracy of the records. It notes that the auditor must exercise due diligence in reviewing the records and must report any discrepancies to the appropriate authorities.

4. The fourth part of the document discusses the consequences of failing to maintain accurate records. It notes that such failures can result in the loss of the company's ability to raise capital and may lead to the company's bankruptcy.

5. The fifth part of the document discusses the importance of training and education for all employees involved in the record-keeping process. It notes that proper training is essential for ensuring that all records are maintained accurately and that all employees are aware of their responsibilities.

6. The sixth part of the document discusses the importance of regular audits and reviews of the record-keeping process. It notes that such audits are essential for identifying any weaknesses in the system and for ensuring that the system is operating effectively.

7. The seventh part of the document discusses the importance of maintaining a clear and concise record-keeping system. It notes that such a system is essential for ensuring that all records are easily accessible and that the information is presented in a clear and understandable manner.

8. The eighth part of the document discusses the importance of maintaining a secure record-keeping system. It notes that such a system is essential for ensuring that all records are protected from unauthorized access and that the information is kept confidential.

9. The ninth part of the document discusses the importance of maintaining a backup of all records. It notes that such a backup is essential for ensuring that all records are preserved in the event of a disaster or other emergency.

In the event the Board of Commissioners shall elect to require that a new hearing be held then the Board shall hear all pertinent exhibits and testimony pertaining to the proposed change of zone.

Notice of such hearing shall be given in the manner prescribed in Paragraph 8.

In the event the Board does not order a new hearing, they shall review the record of the hearing before the Planning Commission and shall render a decision. The decision by the Board shall sustain the action of the Planning Commission if there was substantial evidence for the action taken by the Planning Commission.

13. In the event the decision of the Board is not unanimous, the dissenting member shall file a minority report, which will become a part of the record, setting forth his or her reason(s) for such dissent within thirty (30) days after the entry of aforesaid order. Failure to file a minority report, however, shall not have the effect of invalidating any order entered pursuant to this Article.
14. Appeal - Appeals from decision of the Board shall be to Circuit Court by Writ of Review only.
15. Limitation - No request for a zone change shall be considered by the Planning Commission on the same property or substantially the same property within a one (1) year period immediately following a previous denial of such request except the Planning Commission may consent to a new hearing if in the opinion of the Planning Commission, new evidence or a change of circumstances warrant it.

Section II: EMERGENCY CLAUSE AND EFFECTIVE DATE

This ordinance being necessary for the immediate preservation and protection of the public peace, health, welfare, safety and morals, an emergency is hereby declared to exist, and this ordinance shall take effect upon its passage, or as soon thereafter as permitted by law, and in no event, later than thirty (30) days after its adoption.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is essential for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to support effective decision-making.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and reporting, thereby improving efficiency and accuracy.

4. The fourth part of the document addresses the challenges associated with data security and privacy. It stresses the importance of implementing robust security measures to protect sensitive information from unauthorized access and breaches.

5. The fifth part of the document explores the ethical implications of data collection and analysis. It discusses the need for transparency in data handling practices and the importance of respecting individual privacy and consent.

6. The sixth part of the document provides a summary of the key findings and recommendations. It reiterates the importance of a data-driven approach and offers practical advice for organizations looking to optimize their data management practices.

7. The final part of the document concludes with a call to action, encouraging all stakeholders to work together to ensure the highest standards of data integrity and security in the organization's operations.

8. The document also includes a section on the future of data management, discussing emerging trends such as artificial intelligence and big data analytics, and how they will shape the way organizations handle their data in the coming years.

9. In addition, the document provides a detailed overview of the various data sources and collection methods used in the study, including surveys, interviews, and digital analytics, and how they were integrated into the overall data analysis process.

10. Finally, the document includes a list of references and a glossary of key terms, providing a comprehensive resource for anyone interested in learning more about data management and analysis in the context of organizational operations.

ADOPTED at Klamath Falls, Oregon, this 22nd day of
January, 1975.

BOARD OF COUNTY COMMISSIONERS
FOR KLAMATH COUNTY, OREGON

Chairman of the Board

County Commissioner

County Commissioner

Hazel V. Webster
Recording Secretary



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both manual data entry and the use of specialized software tools. The goal is to ensure that the data is both accurate and easy to interpret.

The third section provides a detailed breakdown of the results. It shows that there is a significant correlation between the variables being studied. This finding is supported by statistical analysis and is consistent with previous research in the field.

Finally, the document concludes with a series of recommendations for future research. It suggests that further studies should be conducted to explore the underlying causes of the observed trends and to test the findings in a larger, more diverse sample.

The data shows a clear upward trend in the number of transactions over the period studied. This is likely due to a combination of factors, including increased market activity and improved data collection methods.

Appendix A

Appendix B

Appendix C

Appendix D

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR KLAMATH COUNTY, OREGON

An Ordinance adding a new)
article 117 to Klamath)
County Zoning Ordinance No.)
17 to provide a zone cor-)
rection procedure, amend-)
ing Section 11.007 of)
Klamath County Zoning)
Ordinance No. 17 to)
conform to this procedure)
amending Sections 15.018)
and 15.005 to establish)
definitions and declaring)
an emergency.)

ORDINANCE NO. 23

WHEREAS, the Oregon Revised Statutes Chapter 203 and 215 and Klamath County Zoning Ordinance No. 17 provide a procedure for amending a zoning ordinance; and

WHEREAS this procedure has been followed in this case; and

WHEREAS a hearing was held before the Klamath County Planning Commission on December 3, 1974 following the giving of notice as required by the statute and ordinance; and

WHEREAS the required notice has been given for a hearing on December 30, 1974, before the Klamath County Board of Commissioners and said hearing has been held, and

WHEREAS immediate enactment of this ordinance is necessary to clarify Klamath County zoning procedure by establishing a zone correction procedure and end the existing confusion regarding the procedure for obtaining a zone correction; NOW THEREFORE,

The Klamath County Board of Commissioners ordains as follows:



Section I: Klamath County Zoning Ordinance No. 17 be amended by adding the following new Article.

ARTICLE 117 - ZONE CORRECTION

SECTION 117.001 - INTENT

This article is intended to provide the procedure to implement the requirements of Section 11.007 of this ordinance regarding unintentional and erroneous zoning designations and their correction.

1. The alleged use of the land must have lawfully existed prior to December 7, 1972. If there was not actual use of the parcel of land prior to December 7, 1972, there must have been substantial expenditures made which are more consistent with the alleged use than with other uses which could be made of the land.

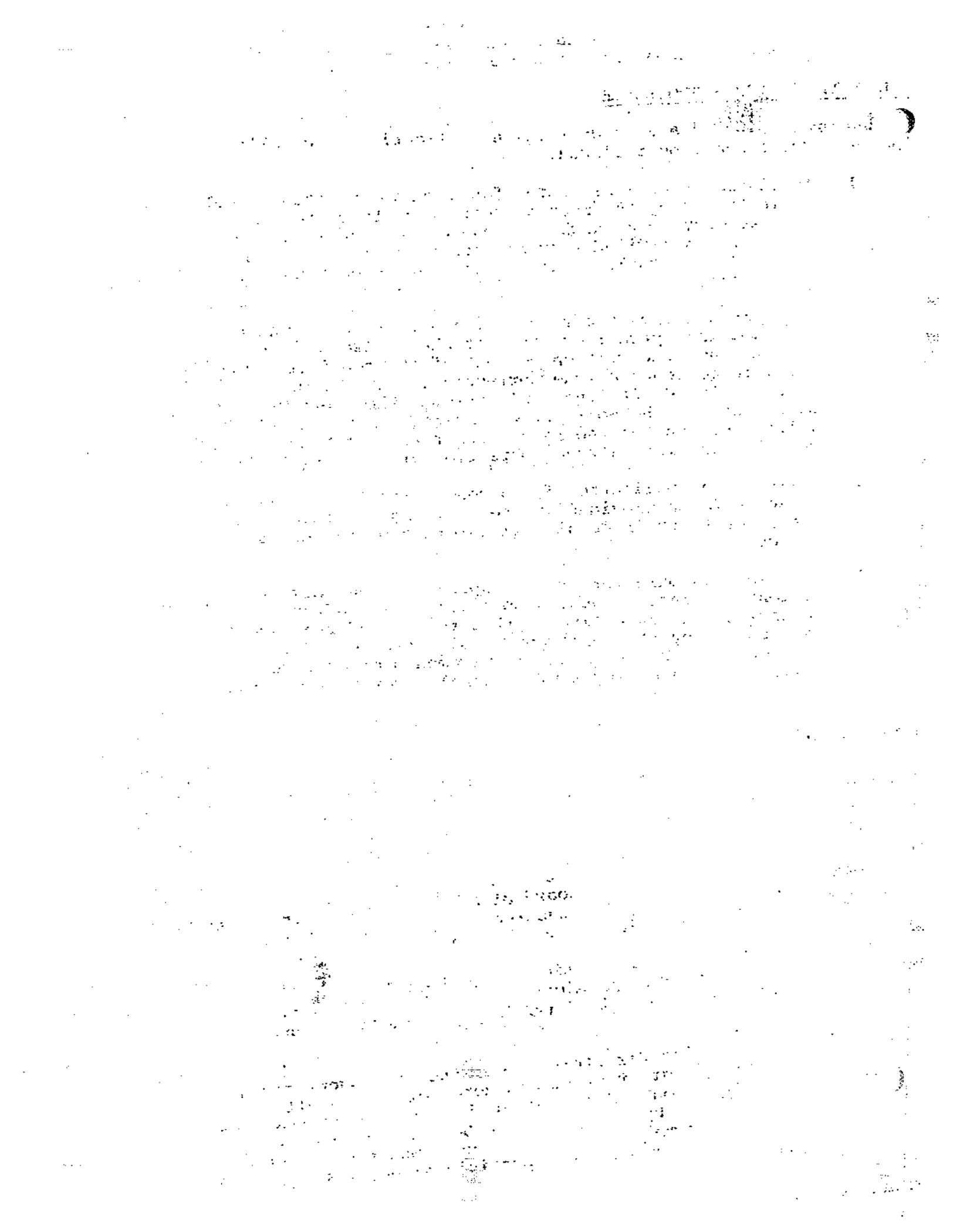
SECTION 117.002 - PROCEDURE

In the processing of a zone correction application, the following procedures shall be followed:

1. Initiation - an application for a zone correction shall be initiated by the record owner or contract vendee of the property upon which the zone correction is sought or by the authorized representative of either. Such authorization shall be in writing and filed with the application.

If there are both record owners and contract vendees involved in a parcel of land, it shall also be necessary to have the written consent of the non-initiating party to commence a zone correction. This consent shall be filed with the application. The Planning Commission or the Board of Commissioners, without the written consent of the record owner or contract vendee, may also initiate a zone correction proceeding.

2. Filing - An application for a zone correction shall be filed on forms provided by the Planning Department and shall set forth in detail all information requested thereon.
3. The Planning Director or his appointed agent may provisionally grant or deny a zone correction after investigation and a finding that the use of the parcel in question by the applicant or his predecessor in interest complies with the requirements of Section 117.001. Upon making a provisional determination, the



Planning Director shall sign an order containing his findings of fact and conclusions of law either denying the application or directing the correction be made on the County Zoning Maps.

A copy of said order shall be mailed to the applicant, any party whose consent was necessary to initiate the proceedings and to deed holders and contract vendees of property within 250 feet of the applicant's property together with a notice giving these parties the right to appeal to the Planning Commission for a reconsideration hearing within 30 days from the date the order is mailed by the Planning Director or his representative.

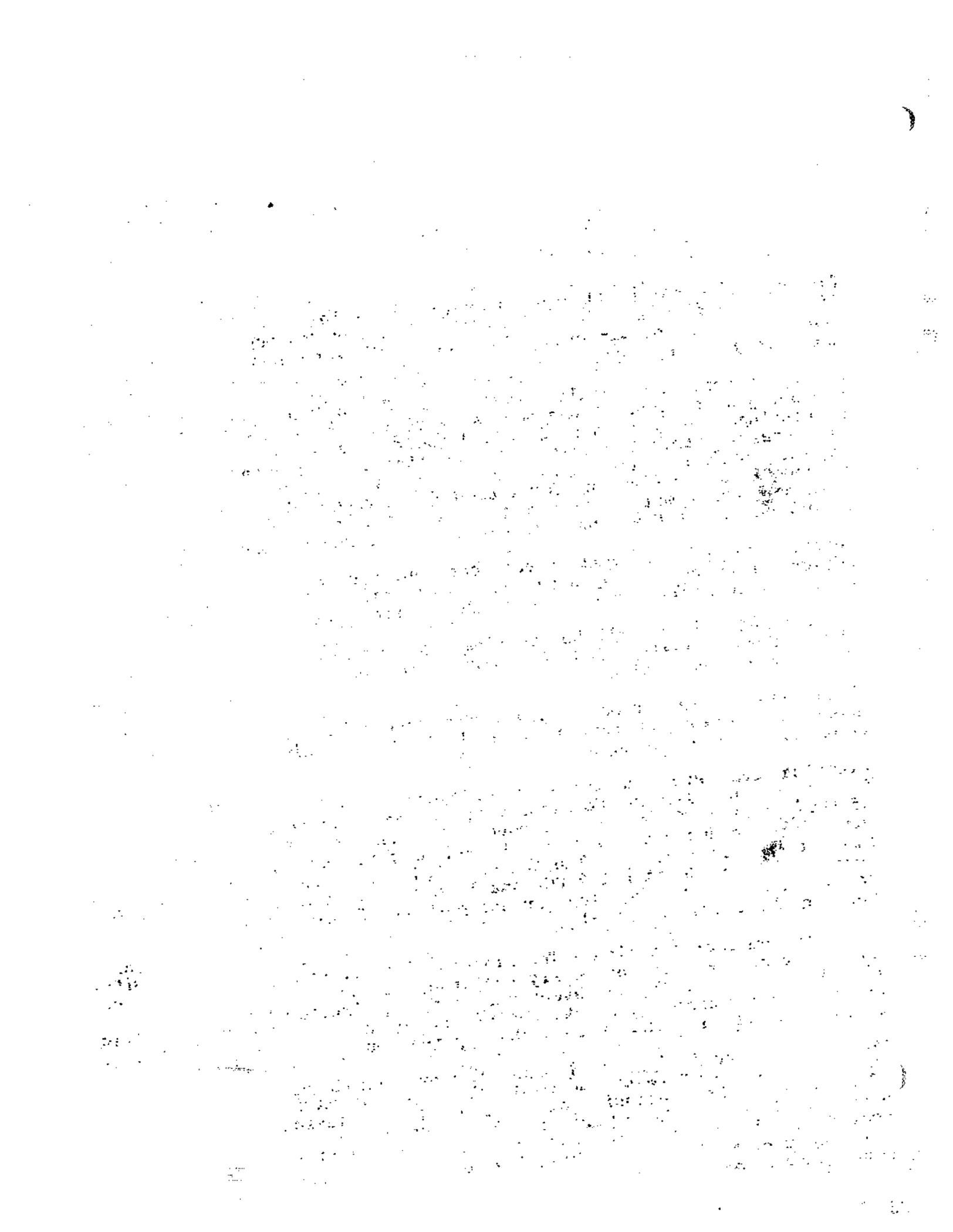
However, failure to notify a contract vendee of any adjacent property at any stage of a proceeding under this Article shall not invalidate the action taken.

Provisional orders shall become final upon expiration of the above appeal period if no appeal is taken to the Planning Commission.

The Planning Director may on his own motion refer a zoning correction application directly to the Planning Commission for a hearing.

4. Planning Commission Hearing - In the event a hearing is held by the Planning Commission under the provisions of this section, it shall be conducted in conformance with the procedures set out in subsections four through nine of Section 112.002. The fee contemplated in subsection five of Section 112.002 shall be paid by the party requesting the hearing for the purpose of deferring the costs of appeal.
5. Planning Commission Action - The Planning Commission shall affirm, reverse, or modify the order of the Planning Director. In the event the Planning Director has referred a zoning correction directly to the Commission, it shall grant or deny the application.

The Planning Commission shall make an order containing written findings of facts and conclusions of law within 60 days after the conclusion of the Planning Commission hearing. Prior to the expiration of the 60 days a hearing may be reopened for the acceptance of additional evidence upon motion of the Planning Commission or for good cause shown.



6. Appeal from Planning Commission - The decision of the Planning Commission shall be final unless the applicant or a party whose consent was necessary to initiate the proceedings appeals the decision to the Board of County Commissioners in writing. An appeal from the decision of the Planning Commission may also be filed by an interested deed holder or contract vendee of property within 250 feet of the property affected by the Planning Commission decision.
7. Time for Appeal - The appealing party must file notice of appeal within twenty (20) days after the signing of the order by the Planning Commission with the Planning Director upon forms supplied by the Planning Director.
8. Public Hearing Date - Upon receipt of a Notice of Appeal a date shall be set for a hearing on the record before the Board of Commissioners. Notice of said hearing shall be given as provided in Subsection 8 of Article 112.002.
9. Scope of Review - At the hearing before the Board of Commissioners both sides may present oral and written arguments in support of their position; however, the Board of Commissioners may order a new hearing held before them upon good cause shown.

The Commissioners shall review the record of the hearing before the Planning Commission and arguments by interested parties and shall render a decision. The decision rendered by the Board shall sustain the action of the Planning Commission if there was substantial evidence for the action taken by the Planning Commission.
10. Board of Commissioner's Appeals - Appeals from the decision of the Board shall be to Circuit Court by writ of review.
11. Limitation - No request for a zone correction shall be considered on the same property or substantially the same property within a one (1) year period immediately following a previous final denial."

Section II: Section 11.007 of Klamath County Zoning Ordinance No. 17 be amended and read as follows:

"No use shall, at the time of enactment of this Ordinance, be

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data. The second part of the document outlines the procedures for handling discrepancies. It states that any differences between the recorded amounts and the actual amounts should be investigated immediately. The third part of the document provides a detailed breakdown of the financial data for the period. It includes a table showing the total revenue, expenses, and net profit. The final part of the document concludes with a summary of the findings and a recommendation for future actions.

The following table shows the financial data for the period from January to December. The total revenue for the year was \$1,200,000. The total expenses were \$800,000, resulting in a net profit of \$400,000. The data is as follows:

Category	Amount
Total Revenue	\$1,200,000
Total Expenses	\$800,000
Net Profit	\$400,000

The net profit for the year was \$400,000, which represents a 33% increase over the previous year. This is due to a combination of factors, including an increase in sales volume and a decrease in operating expenses. The increase in sales volume was primarily driven by the launch of a new product line in the third quarter. The decrease in operating expenses was primarily due to the implementation of a new cost control program in the second quarter.

The following table shows the financial data for the period from January to December. The total revenue for the year was \$1,200,000. The total expenses were \$800,000, resulting in a net profit of \$400,000. The data is as follows:

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Category	Amount
Total Revenue	\$1,200,000
Total Expenses	\$800,000
Net Profit	\$400,000

non-conforming. In the event that the zoning Ordinance maps should unintentionally and erroneously not carry the proper zoning designation for uses lawfully existing prior to the enactment of this Ordinance, the Planning Commission shall, on its own motion and at its own expense, if appropriate, forthwith cause necessary public hearings to be held pursuant to Article 117 for the purpose of recommending to the Board changing such incorrectly-zoned property. Any use, building or structure which is made non-conforming subsequent to the enactment of this Ordinance shall be permitted to continue under this Ordinance and in determination of the termination date for such use, building or structure, computation shall commence from the original date it became non-conforming pursuant to such other applicable ordinance."

Section III: Section 15.018-"S" of Klamath County Zoning Ordinance No. 17 be amended by adding the following definition:

"SUBSTANTIAL EXPENDITURES - The test used in a zone correction proceeding under Article 117 where there was no actual use of the property prior to December 7, 1972 for the use alleged. Factors to be taken into consideration in applying this test include the ratio of expenditures incurred to the total cost of the project, the good faith of the landowner, whether or not he had notice of any proposed zoning or amendatory zoning before starting his improvements, the type of expenditures, i. e., whether the expenditures have any relation to the completed project or could apply to various other uses of the land, the kind of project, the location and ultimate cost and all other relevant factors. Also, the acts of the landowner should rise beyond mere contemplated use or preparation."

Section IV: Section 15.005 "E" be amended by adding the following:

EXPENDITURES, SUBSTANTIAL - See SUBSTANTIAL EXPENDITURES."

Section V: EMERGENCY CLAUSE AND EFFECTIVE DATE

This ordinance being necessary for the immediate preservation and protection of the public peace, health, welfare, safety and morals, an emergency is hereby declared to exist, and this ordinance shall take effect upon its passage, or as soon thereafter as permitted by law, and in no event, later than thirty (30) days after its adoption.



ADOPTED at Klamath Falls, Oregon, this 22nd day of
January, 1975.

BOARD OF COUNTY COMMISSIONERS
FOR KLAMATH COUNTY, OREGON

Chairman of the Board

County Commissioner

County Commissioner

Hazel V. Webster
Recording Secretary

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ARTICLE 42 - RD 5,000 ZONE (RESIDENTIAL SINGLE FAMILY)

SECTION 42.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling unit are also permitted.

SECTION 42.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use.

Guest house

Single family dwellings

SECTION 42.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Churches

Day nurseries, nursery schools, boarding of children, provided that such shall be in accordance with state and local laws

Duplexes in the RD 5,000 and RD 10,000 zones only 1 /

Educational institutions

Mobile home dwellings

Parks, playgrounds or community centers owned and operated by a governmental agency or as created pursuant to a special district

Public utility facilities

Temporary carnivals and bazaars in conjunction with churches, educational institutions, or service clubs

August 29, 1972

1 / Amended February 12, 1974

ARTICLE 49 - MH OVERLYING ZONE (MOBILE HOMES) *Amendment*

SECTION 49.001 - INTENT

*Page 2
4/18/74*

This zone is intended to be combined with residential zones to permit the addition of mobile homes as a principal use in addition to all other uses permitted in the underlying district with the suffix MH to be added after the underlying district notation. For example, RD 5,000-MH would denote the RD 5,000 zone to which the provisions of this overlying zone are added.

SECTION 49.002 - PRINCIPAL USES

Principal uses include all uses permitted in the districts denoted by the prefix zoning designation and mobile homes.

SECTION 49.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

Uses permitted subject to conditional use permit include all uses permitted in the district denoted by the prefix zoning designation and deletes mobile homes in those underlying districts where mobile homes are permitted, subject to a Conditional Use Permit.

SECTION 49.004 - USES EXPRESSLY PROHIBITED

Uses expressly prohibited include only those expressly prohibited in the district denoted by the prefix zoning designation.

SECTION 49.005 - PROPERTY DEVELOPMENT STANDARDS

Property development standards include only those applicable in the district denoted by the prefix zoning designation, except that no MH (Mobile Home) District shall be less than two (2) acres in size, and except that each mobile home shall, within forty-five (45) days after being placed on a lot, be fitted with appropriate metal skirting or other fire resistant material, as approved by the State Fire Marshal.

2/11/74

ARTICLE 112 - CHANGE OF ZONE

SECTION 112.001 - INTENT

The Board of Commissioners, before it may grant a change of zone, shall determine such change of zone will not be contrary to the intent of the Zoning Ordinance nor in deviation to any land use plans and/or street and highway plans.

The Board of Commissioners, before it may grant a change of zone, shall determine:

1. The property affected by the change of zone is adequate in size and shape to facilitate those uses normally allowed in conjunction with such zoning;
2. The property affected by the proposed change of zone is properly related to streets and highways to adequately serve the type of traffic generated by such uses that may be permitted therein;
3. The proposed change of zone will have no adverse effect on any property or the permitted uses thereof, within a seven hundred (700) foot radius excluding highways and rights-of-way; and
4. That the proposed change of zone is in keeping with any land use plans duly adopted and does, in effect, represent the highest, best and most appropriate use of the land affected.

SECTION 112.002 - PROCEDURE

In the processing of a change of zone, the following procedures shall be followed:

1. Initiation - An application for a change of zone shall be initiated by the record owner of the property upon which the change of zone is sought or by the authorized representative of the record owner. Said authorization shall be in writing and filed with the application with the Planning Department.

The Board of Commissioners may, without the record owner's written consent, initiate a zone change to correct errors in original zoning maps by adopting a written resolution in the case of map corrections which do not create or permit substantial new land uses, but rather recognizes land uses

(Amendments - Page 3 continued)

Amendments
Page 3 continued

2/11/74

(and lot sizes) preexisting the adoption of zoning.

Upon adoption of said resolution, the Board of Commissioners shall make a determination of the proposed map correction after giving notice of public hearing as provided in Section 112.002, 7. a. and b. and may issue an order effecting said map correction.

1 /

August 29, 1972

Amended May 24, 1973

1 / Amended February 11, 1974

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Autust 29, 1972

1 / Amended May 24, 1973

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text notes that without reliable records, it would be difficult to track the flow of funds and identify any irregularities.

2. The second part of the document outlines the specific procedures that must be followed when recording transactions. It details the requirements for documentation, including the need for receipts, invoices, and other supporting documents. The text also discusses the importance of regular audits and the role of internal controls in ensuring the accuracy of the records.

3. The third part of the document addresses the consequences of failing to maintain accurate records. It explains that such failures can lead to financial misstatements, which can have serious implications for the organization's financial health and its reputation. The text also mentions the potential for legal action and the loss of trust from stakeholders.

4. The fourth part of the document provides a summary of the key points discussed and offers recommendations for improving record-keeping practices. It suggests that organizations should invest in training for their staff and implement robust internal control systems. The text also encourages the use of technology to streamline the recording process and reduce the risk of errors. Finally, it stresses the importance of transparency and accountability in all financial reporting.

KLAMATH COUNTY PLANNING COMMISSION

In and For the County of Klamath, State of Oregon

IN THE MATTER OF RECOMMENDING)
THE ADOPTION OF A ZONING)
ORDINANCE FOR KLAMATH COUNTY)
_____)

WHEREAS, the Klamath County Board of County Commissioners has, pursuant to O.R.S. 215.030 duly and lawfully appointed the present Klamath County Planning Commission; and

WHEREAS, the Klamath County Planning Commission has, pursuant to O.R.S. 215.050, 215.055, and 215.060, adopted a Comprehensive Land Use Plan; and

WHEREAS, the Klamath County Board of Commissioners has asked the Klamath County Planning Commission to hold a Public Hearing on Zoning; and

WHEREAS, the Klamath County Planning Commission has, on August 22, 1972, held a Public Hearing on a Zoning Ordinance which was continued to August 29, 1972, after giving public notice of said Hearing; now, therefore

BE IT RESOLVED, that the Klamath County Planning Commission does hereby recommend that certain document and associated maps entitled KLAMATH COUNTY ZONING ORDINANCE be transmitted to the Board of County Commissioners for their approval.

Approved and adopted this 29TH day of August, 1972.

KLAMATH COUNTY PLANNING COMMISSION

[Signature]
Chairman

[Signature]
Member

[Signature]
Member

Member

[Signature]
Member

[Signature]
Member

[Signature]
Member

[Signature]
Member

Member

August 29, 1972

REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE
FOR THE YEAR 1874

THE LAND OFFICE HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF THE REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE FOR THE YEAR 1874, WHICH HAS BEEN FORWARDED TO THE SECRETARY OF STATE.

THE REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE FOR THE YEAR 1874, HAS BEEN FORWARDED TO THE SECRETARY OF STATE, AND IS NOW IN THE POSSESSION OF THE SECRETARY OF STATE.

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ZONING ORDINANCE AMENDMENTS

Date Board Approved

Section

May 24, 1973

Sec. 111.002, 2
Sec. 111.002, 3, b.
Sec. 112.002, 7, b.
Sec. 112,002, 9
Sec. 112.002, 6
Sec. 112.002, 3
Sec. 112.002, 1
Sec. 113.002
Sec. 113.002, 13
Sec. 113.002, 3
Sec. 113.002, 6
Sec. 113.002, 9
Sec. 114.002, 7, b.
Sec. 114.002, 9 (two changes)
Sec. 114.002, 6
Sec. 114.002, 3
Sec. 114.002. 13
Sec. 114.002, 17
Sec. 116.001
Sec. 116.002
Sec. 116.003
Sec. 116.004

November 27, 1973

Sec. 31.002
Sec. 32.002
Sec. 54.003
Sec. 85.002
Sec. 113.002, 1
Sec. 114.002, 1

December 5, 1973

Sec. 111.002
Sec. 31.002
Sec. 32.002
Sec. 33.002
Sec. 71.002
Sec. 71.003

THE UNIVERSITY OF CHICAGO

KLAMATH COUNTY, OREGON

ZONING ORDINANCE No. 17

AN ORDINANCE OF KLAMATH COUNTY, OREGON, PROVIDING FOR AND ESTABLISHING ZONES WITHIN KLAMATH COUNTY, DEFINING AND DESIGNATING THE USES OF LANDS AND BUILDINGS, HEIGHT AND LOCATION OF BUILDINGS AND STRUCTURES, YARDS AND OPEN SPACES, ADOPTING MAPS DEPICTING SUCH ZONES, DEFINING APPLICABLE TERMS, PRESCRIBING PROCEDURE FOR CHANGE OF ZONE, CONDITIONAL USE PERMITS, VARIANCE AND FURTHER PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF, AND REPEALING ANY ORDINANCE OR PORTIONS OF ORDINANCES WHICH MAY BE IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE PEOPLE OF KLAMATH COUNTY, OREGON,
AS FOLLOWS:

August 29, 1972



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Main body of faint, illegible text, appearing to be several lines of a document or letter.

Bottom section of faint, illegible text, possibly a signature or footer.

C H A P T E R 1
GENERAL PROVISIONS

ARTICLE 10 - INTRODUCTORY PROVISIONS

SECTION 10.001 - AUTHORITY

This Ordinance is adopted pursuant to applicable provisions of Oregon Revised Statutes.

SECTION 10.002 - TITLE

This Ordinance shall be known as the Zoning Ordinance of Klamath County, Oregon.

SECTION 10.003 - PURPOSE

The purpose of this Ordinance is to classify, designate, segregate and encourage the highest, best and most appropriate location and uses of buildings, structures and land to serve the needs of agriculture, residences, commerce, industry, recreation and size of buildings and other structures; to define the appropriate size of yards and other open spaces; to regulate the density of population; to divide Klamath County into zones of such number, shape and area as may be best suited; to encourage the most appropriate use of land; to conserve and stabilize the value of property; to facilitate community utilities, such as transportation, water, sewage, schools, parks and other public conveniences and necessities; to lessen congestion on streets; and to promote the public health, safety and general welfare of the citizens of Klamath County.

SECTION 10.004 - PROHIBITION

No person shall use any premises in any zone defined in this Ordinance except as hereinafter provided for and subject to all the property development standards enumerated herein. Wherever this Ordinance prohibits any use of any land, building or structure for any purpose, such shall not be used, occupied, altered or improved for such purposes, and no building or structure shall be erected, constructed, enlarged or moved onto such land which is intended to be occupied or used for such purposes.

August 29, 1972

ARTICLE 11 - SCOPE

SECTION 11.001 - MINIMUM REQUIREMENTS

In interpreting and applying the provisions of this Ordinance such shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare.

SECTION 11.002 - REPLACEMENT OF OTHER ORDINANCES

The provisions of this Ordinance shall not be deemed or construed to repeal, amend, modify, alter or change any other Ordinance or any part thereof not specifically repealed, amended, modified, altered or changed herein, except in such particulars or matters where this Ordinance is more restrictive than such other Ordinances or parts thereof; and if this Ordinance is found to be less restrictive, each such other Ordinance shall remain in full force and effect and shall prevail.

SECTION 11.003 - COMPLIANCE WITH OTHER ORDINANCES AND LAWS

Nothing in this Ordinance shall be construed to authorize the use of lands, buildings and/or structures in violation of this Ordinance or any other applicable statutes, ordinances or laws.

SECTION 11.004 - REFERENCE TO ANY PORTION OF THIS ORDINANCE

Whenever reference is made to any portion of this Ordinance, or of any other law or ordinances, the reference shall apply to all amendments and additions now or hereafter made.

SECTION 11.005 - SEVERABILITY OF ANY PORTION OF THIS ORDINANCE

If any provisions or portions of any provisions of this Ordinance, or the application thereof to any property or person is held invalid, the remainder of the Ordinance and the application of such provision to other persons or lands shall not be affected thereby.

SECTION 11.006 - CONTINUATION OF PREVIOUS GRANTED VARIANCES,
CONDITIONAL USE PERMITS AND OTHER PERMITS

All variances, conditional use permits or other permits heretofore granted pursuant to the provisions of duly enacted Ordinances, or as such may have been amended, shall remain in effect and shall be subject to all the conditions and provisions governing such variances, conditional use permits or other permits, unless

August 29, 1972

otherwise revoked, pursuant to applicable provisions contained herein.

SECTION 11.007 - CONTINUATION OF EXISTING NON-CONFORMING USES,
BUILDINGS OR STRUCTURES

No use shall, at the time of enactment of this Ordinance, be non-conforming. In the event that the zoning Ordinance maps should unintentionally and erroneously not carry the proper zoning designation for uses lawfully existing prior to the enactment of this Ordinance, the Planning Commission shall, on its own motion and at its own expense, if appropriate, and with the property owner(s)' written consent, forthwith cause necessary public hearings to be held for the purpose of recommending to the Board changing such incorrectly-zoned property. Any use, building or structure which is made non-conforming subsequent to the enactment of this Ordinance shall be permitted to continue under this Ordinance and in determination of the termination date for such use, building or structure, computation shall commence from the original date it became non-conforming pursuant to such other applicable ordinance.

SECTION 11.008 - LAWFULLY ESTABLISHED USES MADE NON-CONFORMING
AS A RESULT OF CHANGES IN PROPERTY DEVELOPMENT
STANDARDS

A use which is not in violation of any provisions of this Ordinance and is considered non-conforming because it does not meet the requirements of the property development standards contained herein, may be changed or expanded as provided for in this Ordinance subject to all applicable provisions of this Ordinance.

SECTION 11.009 - PENDING PROCEEDINGS

When prior to the effective date of this Ordinance an action was taken pursuant to any other applicable ordinance or law which is affected by the provisions of this Ordinance, such action shall be deemed to have been taken pursuant to the provisions of this Ordinance and such matters shall be processed insofar as possible in accordance with the provisions of this Ordinance. Such actions may include but shall not be limited to the following:

- (1) The filing of a valid application for a change of zone, variance, conditional use permit, etc.;
- (2) The Planning Commission, Board of County Commissioners or any other duly constituted board or commission has indicated its intention to or has commenced proceedings to conduct a public hearing or hearings; and

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(3) A hearing has been scheduled or held.

SECTION 11.010 - LICENSE APPROVAL

The rights granted by any permit, license or other approval pursuant to any ordinances repealed by this Ordinance shall not be affected by such repeal, however, such rights, license or approval shall be continued or maintained in accordance with the provisions of this Ordinance.

SECTION 11.011 - VIOLATION OF PREVIOUS ORDINANCES

Any use established or conducted, or any building or structure existing in violation of any duly enacted ordinance upon the effective date of this Ordinance, shall not be deemed to have acquired status or rights of a non-conforming classification by reason of the adoption of this Ordinance or any provisions thereof. To the extent that such use, building or structure was in violation of such ordinance, statute or law, or in violation of this Ordinance, such shall be deemed a continuing violation.

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ARTICLE 12 - DELEGATION OF AUTHORITY

SECTION 12.001 - ADMINISTRATIVE AND ENFORCEMENT

The Planning Commission is hereby vested with the duty of administering the authority of enforcing this Ordinance.

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ARTICLE 13 - TERMINOLOGY

SECTION 13.001 - GENDER

When consistent with the context, words in the masculine gender include the feminine and neuter gender.

SECTION 13.002 - MAY

The word "may" is permissive.

SECTION 13.003 - OATH

The word "oath" includes affirmation.

SECTION 13.004 - PLURAL

When consistent with the context, words in the plural include the singular.

SECTION 13.005 - SHALL

The word "shall" is mandatory.

SECTION 13.006 - SINGULAR

When consistent with the context, words in the singular number shall include the plural.

SECTION 13.007 - TENSES

When consistent with the context, words in the present tense include the future, and future tenses and words in the future tense include the present tense.

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ARTICLE 14 - RESERVED

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ARTICLE 15 - DEFINITIONS

To carry out the purpose and intent of this Ordinance and alleviate any ambiguities, the words, phrases and terms included herein shall be deemed to have the meaning ascribed to them in this Article.

SECTION 15.001 - "A"

ABUT OR ABUTTING - The same as adjoining.

ACCESS or ACCESS WAY - The place, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to or from property or use.

ACCESSORY USE - A use incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land which accessory use does not alter the principal use.

ADJACENT - Two (2) or more lots or parcels of land separated only by an alley, street, highway or recorded easement.

ADJOINING - Two (2) or more lots or parcels of land sharing a common boundary line, or two (2) or more objects in contact with each other.

ADVISORY AGENCY - The Planning Commission which shall serve in such capacity to the Board of County Commissioners on all matters designated by the Board of County Commissioners.

AGRICULTURAL PURPOSES - The predominate and gainful use of land for the following purposes: The growing of hay, grain, row crops, horticultural crops, livestock, poultry and produce.

AIRCRAFT - Any device used, or designed for flight in the air and capable of conveying persons or goods.

AIRPORT, COMMERCIAL - Any area of land or water which is used or intended to be used for the landing and taking off of aircraft and any appurtenant areas used or intended to be used for airport buildings or other airport facilities or right-of-way, together with all airport buildings and facilities located thereon. Airport includes heliport and helistop.

AISLE - An access way to required vehicular parking spaces within a private, public or semi-public parking lot.

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ALLEY - A public or private right-of-way permanently reserved as a means of vehicular access to the side or rear of properties abutting a street or highway.

AMENDMENT - A change in the wording, context or substance of this Ordinance, or a change in the zoning maps, which are part of this Ordinance when adopted in the manner prescribed by law.

ANIMAL HOSPITAL - A place where animals or pets are given medical or surgical treatment and are cared for during the course of such treatment. A kennel shall be considered incidental to an animal hospital.

APARTMENT HOTEL - A building or portion thereof used or containing a combination of three (3) or more dwelling units and six (6) or more guest rooms.

ARCHITECTURAL FEATURE - Open-work fences, open-air grills, decorative facade which may or may not be attached to the main building, however, may project therefrom. This does not include patio or guardrailing.

AREA - The net area, unless otherwise specified.

AREA, NET - That area of a lot or parcel of land exclusive of:

1. Public alleys, highways or streets, unless otherwise provided herein; or
2. Proposed public facilities such as alleys, highways, streets or other necessary public sites when included within a proposed development project, unless otherwise provided herein; or
3. Other public or private easements where the owner of the servient tenement does not have the right to use the entire surface of the land unless otherwise provided herein.

ASSESSOR - The County Assessor of Klamath County.

AUTOMOBILE - The same as motor vehicle.

AUTOMOBILE DISMANTLING YARD - Any premises used for the dismantling for salvage and resultant sale of the integral

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parts or component materials of motor vehicles required to be registered under the Vehicle Code of the State of Oregon. Automobile Dismantling Yard shall not be construed to mean Junk and Salvage Yard and not include the incidental storage of inoperative or disabled vehicles in connection with the operation of an automobile repair garage, automobile body and fender repair shop or automobile impound yard.

AUTOMOBILE IMPOUND YARD - Facilities designated or maintained by a governmental agency or the authorized agent thereof for the temporary storage of vehicles legally removed or impounded by a peace officer from public or private property.

AUTOMOBILE REPAIR GARAGE - A building enclosed on not less than three (3) sides; except when fronting on a dedicated street or alley, the building shall be enclosed on all sides by walls and/or doors and used for its servicing of motor vehicles, engine overhauling and automobile upholstery.

AUTOMOBILE SERVICE STATION - The premises from which are offered for sale, gasoline from pumps, tires, tubes, batteries and lubricants and which may offer in addition, such related services as battery charging, tube and tire repair, non-mechanical auto washing, lubrication services, minor motor tune-ups, brake service, wheel alignment, sale of such items as fuels, cigarettes, candy, cold drinks, and where permitted in the zone, the rental of trailers, cars or trucks from the premises where such areas are properly designated for the storage of such vehicles. The operation of an automobile service station shall include major motor tune-ups or overhaul, body and fender work, painting, upholstery work, auto glass replacing, welding, tire recapping, auto dismantling, and the sale of two (2) or more trailers, cars, trucks and boats from the premises.

SECTION 15.002 - "B"

BACHELOR APARTMENT - Two (2) or more connecting guest rooms which do not contain cooking facilities and are designed, used or intended to be used, rented or hired out as living accommodations for one (1) person as a single living unit.

BASEMENT - That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

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BOARD - The Board of County Commissioners of Klamath County.

BOARD OF COUNTY COMMISSIONERS - The Board of County Commissioners of Klamath County.

BODY AND FENDER SHOP - A building enclosed on all sides by walls and/or doors and used for the repair of motor vehicles including reforming of parts of the vehicle body, replacing fenders, doors, windows, upholstery, wheels, bumpers, radiators, headlights, etc., painting or repainting, aligning or realigning of component parts and such other work to cause such motor vehicles to be operable in accordance with the Vehicle Code of the State of Oregon.

BORROW PIT - The same as quarry.

BUILDING - Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, chattel or property of any kind.

BUILDING, ACCESSORY - A detached subordinate building, the use of which is incidental to that of the main building or to the principal use of the land and which is located on the same lot or parcel of land with the main building or principal use of the land.

BUILDING HEIGHT - The vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

BUILDING, MAIN - A building in which is conducted a principal use of the lot or parcel of land upon which it is situated. In a residential or agricultural zone any dwelling shall be deemed to be a main building upon the lot or parcel of land on which it is situated.

BUILDING SETBACK LINE - The minimum distance required between the property line of a lot or parcel of land and any point of a building or structure related thereto, exclusive of those architectural features permitted to extend into yards or open spaces.

SECTION 15.003 - "C"

CABANA - A stationary, lightweight structure which may be prefabricated or demountable with two (2) or more walls used adjacent to and in conjunction with a trailer to provide additional living space meant to be moved with the trailer.

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CAMP, YOUTH - Any place with a program established for the primary purpose of providing an outdoor group living experience for children under twenty-one (21) years of age with social, spiritual, educational or recreational objectives.

CAMPER - A structure designed to be mounted upon a motor vehicle and to provide facilities for human habitation or camping purposes.

CANAL OR DRAINAGE CHANNEL - Any existing or proposed open ditch, culvert or channel created, designed or constructed to transmit water for irrigation, drainage, or flood control purposes.

CARPORT - A permanently roofed structure with not more than three (3) enclosed sides, used or intended to be used for automobile shelter and storage.

CELLAR - That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

CEMETERY - Land used or intended to be used for the burial or interment of the dead and dedicated for cemetery purposes. Cemetery includes columbaria, crematories and mausoleums and may include mortuaries and chapels when operated in conjunction with and within the boundary of such cemetery.

CENTERLINE - The centerline of a street or right-of-way. Where two (2) or more such centerlines are shown on any map, the line labeled "Proposed Centerline" is deemed to be the official centerline.

CHILDREN'S HOME - One (1) or more buildings used for the semi-permanent twenty-four (24) hour care of orphans or other children deprived of parental care, operated by a public agency or philanthropic or charitable organization, but shall not include commercial enterprises operated by such organizations or correctional institution.

CITY - The City of _____.

CITY RECORDER - The City Recorder of the City of _____.

CLUB, COUNTRY - A private club organized and operated for

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social purposes and possessing outdoor recreational facilities, which may include but not be limited to, golf courses, tennis courts or polo grounds.

CLUB, PRIVATE - Any building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

COMMERCE - The purchase, sale or other transaction involving the handling or disposition (other than that included in the term "industry") of any article, substance, commodity or service for livelihood or profit, including in addition, operation of mobile home parks, motels, public garages, office buildings, offices of doctors or other professionals, outdoor advertising signs and/or structures, public stables, recreation and amusement enterprises, places where commodities or services are sold or offered for sale either by direct handling of merchandise or by agreements to furnish them.

COMMISSION or PLANNING COMMISSION - The Planning Commission of Klamath County.

COMMON COUNCIL - The Common Council of the City of _____.

COMMUNICATION EQUIPMENT BUILDING - A building housing operating mechanical or electronic switching equipment of a telephone or similar communication system and personnel necessary for operation of such equipment.

CONDITIONAL USE PERMIT - The granting of a permit to allow a specific use of land which use is denoted as the use permitted by rights of a conditional use permit and which use is considered appropriate to the area in which it is to be located and will not be detrimental to abutting properties. Uses listed in this Ordinance as being permitted by conditional use permit and that were in existence on the effective date of this Ordinance may continue without securing a conditional use permit, however, any extension or expansion of such use or structure related thereto shall be subject to the granting of a conditional use permit.

CONDOMINIUM - An estate in real property consisting of an individual interest in common in a portion of real property together with a separate interest in space for residential, commercial, industrial or other purposes.

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A condominium may include, in addition, a separate interest in other portions of such real property.

CONTIGUOUS - The same as adjoining.

CONVALESCENT HOME - The same as rest home.

COUNCIL - The City Council of the City of _____.

COUNTY - The County of Klamath.

COUNTY CLERK - The County Clerk of Klamath County.

COURT - An open, unoccupied space, bounded on two (2) or more sides by the walls of a building. An inner court is a court entirely enclosed within the exterior walls of a building. All other courts are outer courts.

COVERAGE - That portion of a lot or building site which is occupied by any building or structure, regardless of whether said building or structure is intended for human occupancy.

SECTION 15.004 - "D"

DAIRY - Any premises where five (5) or more cows or goats, or any combination thereof equaling five (5) or more animals, are kept or maintained for the purpose of producing milk.

DETACHED LIVING QUARTERS - The same as guest house.

DIRECTOR - The Planning Director of Klamath County.

DRIVEWAY - An accessory to a required off-street parking lot or facility and shall be improved in accordance with applicable standards.

DUMP - A place used for the disposal, abandonment, discarding, dumping, reduction, burial, incineration or other means of solid waste, garbage, trash, refuse or waste material or substances.

DUPLEX - The same as dwelling, two-family.

DWELLING, MULTIPLE - A building or portion thereof, designed for occupancy by two (2) or more families, living independently of each other, and containing two (2) or more dwelling units.

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DWELLING, ONE-FAMILY - A detached building designed or used exclusively for occupancy by one (1) family and containing one (1) dwelling unit.

DWELLING, TWO-FAMILY - A building designed or used exclusively for occupancy by two (2) families and containing two (2) dwelling units.

DWELLING UNIT - One (1) or more rooms in a building or portion thereof, designed, intended to be used, or used for occupancy by one (1) family for living and sleeping quarters and containing only one (1) kitchen.

SECTION 15.005 - "E"

EDUCATIONAL INSTITUTION - Public, parochial and other nonprofit institutions conducting regular academic instructions at kindergarten, elementary, secondary and collegiate levels, and including graduate schools, universities and nonprofit research institutions. Such institutions must either offer general academic instruction equivalent to standards prescribed by the State Board of Education or confer degrees as a college or university of undergraduate or graduate standing, or conduct research. Educational institution does not include schools, academies or institutions, incorporated or otherwise, which operate for a profit, nor does it include commercial or trade schools. Educational institution may include, however, but not be limited to, classrooms, athletic fields, gymnasiums, parking, observatories, etc.

EXPLOSIVES - Any explosive substance having a power equal to or greater than that of ordinary black powder, including, but not limited to, blasting caps, detonating, fulminating, or electric caps, gunpowder and dynamite, but shall not include fixed ammunition for small arms.

SECTION 15.006 - "F"

FAMILY - An individual or two (2) or more persons related by blood or marriage living together in a dwelling unit, which may also provide meals or lodging for not more than four (4) additional persons (excluding servants) living in the same dwelling unit; or a group of not more than five (5) persons (excluding servants) who need not be related by blood or marriage living together in a dwelling unit.

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FEDERAL GOVERNMENT - The Government of the United States.

FEED LOT - An enclosure designed or used for the purpose of the concentrated feeding or fattening of livestock for marketing and does not include stock yards.

FENCE - Any structure forming a physical barrier which is so constructed that not less than fifty percent (50%) of the vertical surface is open to permit transmission of light, air and vision but which may be impenetrable to persons and animals.

FLIGHT STRIP - Any area of land or water which is used or intended to be used for the landing and taking off of aircraft, loading and unloading of passengers and cargo.

FLOOR AREA - The total horizontal area of all the floors of a building measured from the exterior surface of the outside walls including all floors below ground level but exclusive of vent shafts, courts, accessory garages, cellars and other accessory uses, including but not limited to, stairways, stairwells, elevator shafts, etc.

FLOOR AREA RATIO - The numerical value obtained through dividing the above ground floor area of a building or buildings by the total area of the lot or parcel of land on which such building or buildings are located.

FORESTRY - The management and use for human benefit of the natural resources that occur on and in association with forest lands.

FREEWAY - A highway in respect to which the owners of adjoining lands have no right or easement of access to or from their adjoining lands, or in respect to which such owners have only limited or restricted right or easement of access and which is declared to be such in compliance with the Streets and Highways Code of the State of Oregon, including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other streets or highways, but not including frontage roadway.

SECTION 15.007 - "G"

GARAGE - Any building, with not less than three (3) enclosed sides, which is used or intended to be used for automobile shelter or storage. When fronting on a dedicated street or alley, such building shall have a door or doors.

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GARBAGE DUMP - The same as dump.

GRADE, GROUND LEVEL - The average level of the finished ground surface surrounding a building, measured at the center of all walls of the building.

GRADIENT - The rate of vertical change of ground surface expressed as a percentage figure and determined by dividing the vertical distance by the horizontal distance.

GREENHOUSE - A building or structure constructed chiefly of glass, glass-like or translucent material, cloth or lath which is devoted to the protection or cultivation of flowers or other plants and shall be classified as a building in determining lot coverage.

GUEST - Any transient persons who occupy a room for sleeping purposes.

GUEST HOUSE - Living quarters within an accessory building located on the same premises with a main building and occupied solely by members of the family or temporary guests. Such quarters shall have no kitchen and shall not be rented or otherwise used as a separate dwelling unit and shall be classified as a building in determining lot coverage.

GUEST RANCH - Any property operated as a ranch which offers guest rooms for rent or hire and which has outdoor facilities such as horseback riding, swimming or hiking.

SECTION 15.008 - "H"

HEALTH STUDIO OR SALON - A studio or salon providing facilities and services to aid in personal health pursuits.

HEDGE - Landscaping so arranged to form a physical barrier or enclosure.

HEIGHT - (See Building Height)

HELIPORT, COMMERCIAL - Any helicopter landing area used, designed or intended to be used for the receiving or discharging of passengers and cargo and may include other appurtenant facilities permitted at a heliport other than a shelter for passengers.

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HELISPOT - A site reserved for the landing and taking off of helicopters, loading and unloading of passengers and cargo.

HIGHWAY - As used in this ordinance, shall include a parkway, major or secondary highway or freeway.

HIGHWAY, MAJOR - A major highway shown as such on a master plan of streets and highways.

HIGHWAY, SECONDARY - A secondary highway shown as such on a master plan of streets and highways.

HOG RANCH - Any premises where three (3) or more weaned hogs are kept or maintained.

HOME OCCUPATION - Any use conducted within a dwelling or allowable accessory building and carried on by the inhabitants thereof and not objectionable or detrimental to the neighborhood in which located. The residential character of the building shall be maintained so that no outward appearance of a business is manifested.

HOSPITAL - An institution providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured. Hospital includes sanitarium, sanatorium and institutions for the cure of chronic drug addicts and mental patients.

HOTEL - Any building or portion of any building with access provided through a common entrance, lobby or hallway to six (6) or more guest rooms, having no cooking facilities, and which rooms are designed, intended to be used, or are used, rented or hired out as temporary or overnight accommodations for guests.

HOUSE CAR - A motor vehicle originally designed, or permanently altered, and equipped for human habitation, or to which a camper has been attached and which is not used to transport property on its own structure other than property used for human habitation or camping purposes. House car includes a camp car.

HOUSEHOLD PET - Any domesticated animal commonly maintained in residence with man.

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SECTION 15.009 - "I"

INDUSTRY - The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof, including storage elevators, truck terminals and the like, warehouses, wholesale storage and other similar types of endeavors.

SECTION 15.010 - "J"

JUNK AND SALVAGE YARD - Any premises used for the keeping or storage of junk, including but not limited to, iron and scrap metals, paper, rags, glass, wood and similar materials and shall include the dismantling of machinery or the storage or keeping for sale of parts and equipment resulting from dismantling or wrecking operations on said property or elsewhere. Junk and salvage yard shall also include the baling of cardboard, cardboard boxes, paper and paper cartons.

SECTION 15.011 - "K"

KENNEL, COMMERCIAL - Any lot or premises on which dogs or other animals are kept for boarding, training and selling for compensation.

KENNEL, NON-COMMERCIAL - Any lot or premises on which four (4) or more dogs or other animals, at least four (4) months of age, are kept, boarded or trained.

KITCHEN - Any space within a building designed, intended to be used or used for the cooking or the preparation of food.

SECTION 15.012 - "L"

LANDSCAPING - The planting and maintenance of some combination of trees, shrubs, vines, ground covers, flowers or lawns. In addition, the combination or design may include natural features such as rock and stone and structural features, including but not limited to fountains, reflecting pools, art works, screens, walls, fences and benches.

LIVESTOCK - Domestic animals of types customarily raised or kept on farms for profit or other purposes.

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LOADING SPACE - An off-street parking space reserved for loading or unloading of vehicles.

- LOT** - a. A parcel of real property which is shown as a lot in a subdivision on a plat recorded in the office of the County Clerk of Klamath County; or
- b. A parcel of land, the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the applicable laws in the office of the County Clerk of Klamath County.

LOT AREA - The total area, measured in a horizontal plane included within the lot lines of a lot or parcel of land. Portions of a lot or parcel of land which have a slope of four to one (4 feet horizontal to 1 foot vertical) or steeper, shall not be included in the computation of lot area. Such provisions shall not apply to real property within zones requiring lot areas of 20,000 square feet or more.

LOT, CORNER - A lot or parcel of land situated at the intersection of two (2) or more streets and/or highways, which streets or highways have an angle of intersection, measured within said lot or parcel of land; of not more than one hundred thirty-five degrees.

LOT DEPTH - The horizontal distance measured between the midpoints of the front and rear lot lines.

LOT, HILLSIDE - A lot or parcel of land which in part or in total has a slope of eight to one (8 feet horizontal to 1 foot vertical) or steeper between any two (2) or more property lines.

LOT, INTERIOR - A lot or parcel of land other than a corner lot.

LOT, KEY - An interior lot adjoining the rear lot line of a reversed corner lot.

LOT LINE, FRONT - A line separating an interior lot from a street or highway, or a line separating the narrower street frontage of a corner lot on a reversed corner lot from the street or highway.

LOT LINE, REAR - A lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot the rear lot line shall mean a line having a length of not less than ten (10) feet within the lot which is parallel to the front

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lot line, or parallel to the chord of a curved front lot line, and at the maximum distance from the front lot line.

LOT LINE, SIDE - Any lot boundary line which is not a front lot line or a rear lot line.

LOT, REVERSED CORNER - A corner lot, the side lot line of which is substantially a continuation of the front lot line of a lot or parcel of land which adjoins the rear lot line of said corner lot.

LOT, SUBSTANDARD - A lot whose area, width or depth is less than that required.

LOT, THROUGH - An interior lot having a frontage of two (2) streets and/or highways.

LOT WIDTH - The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.

SECTION 15.013 - "M"

MARQUEE - A permanent, roofed structure attached and supported by the building and projecting over public or private property.

MEDICAL CLINIC - Any facility providing physical or mental health service, and medical or surgical care of the sick or injured but shall not include inpatient or overnight accommodations. Medical clinic includes health center, health clinic and doctors' offices.

MICROWAVE STATION - A building housing equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems along a communications route which employs microwave frequencies assigned by the Federal Communications Commission.

MOBILE HOME - A vehicle or structure constructed for movement on the public highway that has sleeping, cooking and plumbing facilities, is intended for human occupancy and is being used for residential purposes.

MOBILE HOME PARK - Any place where two (2) or more mobile homes are parked within five hundred (500) feet from one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

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MOTEL - One (1) or more buildings containing guest rooms or dwelling units, with one (1) or more such rooms or units having a separate entrance leading directly from the outside of the building or from an inner court. Such facilities are designed, used, or intended to be used, rented or hired out for temporary or overnight accommodations for guests, and are offered primarily to automobile tourists or transients by signs or other advertising media. Motel includes auto courts, motor lodges, tourist courts and motor hotels.

MOTOR VEHICLE - A self-propelled device licensed by the State of Oregon by which any persons or property may be propelled, moved, or drawn upon a street or highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

SECTION 15.014 - "N"

NON-CONFORMING USE - Any use of land or property that was lawfully established and in compliance with all applicable ordinances and laws at the time this Ordinance or any amendment thereto became effective but which, due to the application of this Ordinance or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the use is located.

NON-CONFIRMING STRUCTURE - Any structure or improvement that was lawfully established and in compliance with all applicable ordinances and laws at the time this Ordinance or any amendment thereto became effective, but which, due to the application of this Ordinance or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

NURSERY SCHOOL - A school providing day care for pre-elementary school age children.

NURSING HOME - The same as rest home.

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SECTION 15.015 - "O"

ORDINANCE - An ordinance duly enacted by the legislative authority having jurisdiction.

OUTDOOR ADVERTISING - The use of a sign or signs soliciting public support or directing public attention to the sale, lease, hire, or use of any objects, products, services or functions which are not produced, sold or otherwise available on the premises where such sign is erected or maintained.

OWNER - The individual, firm, association, syndicate, partnership or corporation having sufficient proprietary interest in real property.

SECTION 15.016 - "P-Q"

PARCEL OF LAND - A contiguous quantity of land in the possession of or owned by, or recorded as the property of, the same claimant or person.

PARKING SPACE - A readily accessible area, not including driveways, ramps, loading or work areas, maintained exclusively for the parking of one (1) motor vehicle.

PARKWAY - A parkway shown as such on a master plan of streets and highways.

PATIO - A roofed area permanently open on not less than three (3) sides and used solely for outdoor living. Said patio will be considered to be open when enclosed by screening or any structure or structural material forming a physical barrier so not less than fifty percent (50%) of the vertical surface is permanently open to permit the transmission of light, air and vision through said surface in a horizontal plane but which is unpenetrable to persons and animals.

PERSON - Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, district, political subdivision, foreign country, or any other group or combination acting as a unit.

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PETROLEUM BULK PLANT - Any premises used for the wholesale distribution and storage of gasoline, oil or petroleum but shall not include the storage of liquid petroleum gas, a tank farm, or be connected to a pipe line constituting, in effect, a petroleum terminal.

PLANNED UNIT DEVELOPMENT - A development approved by the proper authorities based on a comprehensive and complete design or plan denoting all forms of uses of the land affected by the plan.

PORTE-COCHERE - An accessory structure open on three (3) sides and attached to the side or front of a building through which cars pass and is for the loading and unloading of passengers from an automobile. A porte-cochere is not a carport or garage nor may it be used to satisfy off-street parking requirements.

POULTRY - Domestic birds and/or fowl customarily raised or kept on a farm for profit or other purposes.

POUND - A place used for the temporary detention of stray or unlicensed animals having facilities for four (4) or more animals.

PRESERVE, HUNTING AND FISHING - An area used primarily for regulated hunting or fishing in accordance with applicable statutes.

PUBLIC UTILITY SERVICE CENTER - Any buildings or premises used for the administration of public utility repair, maintenance and installation crews including parking for vehicles, not to exceed one and one half (1-1/2) tons rated capacity, but not including warehouses or storage yards.

PUBLIC UTILITY SERVICE YARD - Any buildings or premises used for the office, warehouse, storage yard, or maintenance garage of a public utility including microwave repeater stations when incorporated as a part of the service yard use.

QUARRY - Any place on a lot or parcel of land where dirt, soil, sand, gravel, rock, clay, decomposed granite, or other similar material is removed by excavation or otherwise. Quarry shall include mining operations for the removal of ores, precious stones, or other solid minerals.

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QUARRY, NON-COMMERCIAL - Any place on a lot or parcel of land where dirt, soil, sand, gravel, rock, clay, decomposed granite, or other similar material is removed by excavation or otherwise. Quarry shall include mining operations for the removal of ores, precious stones, or other solid minerals but not more than ten (10) percent of the material by volume of the quarry site can be made available to the public. The meaning of public shall not include federal, state, city and county governments.

SECTION 15.017 - "R"

RAMADA - A stationary structure having a roof extending over a mobile home or trailer which may also extend over a patio or parking space for motor vehicles and is used principally for protection from sun and rain.

RESIDENCE - One (1) or more rooms designed, used or intended to be used as permanent living quarters for a family and not as temporary or overnight accommodations.

RESIDENTIAL MOBILE HOME PARK - The same as mobile home park.

REST HOME - A home offering or providing lodging, meals, nursing, dietary, or other personal services to convalescents, invalids or aged persons but does not include surgery or the care of persons with contagious or communicable diseases. Rest home includes convalescent home and home for the aged.

ROOM - An unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and service porches.

ROOM, GUEST - One (1) room which does not contain cooking facilities and is designed, used or intended to be used as temporary sleeping accommodations for any person.

ROOMING HOUSE AND BOARDING HOUSE - A lodging house, or other building or structure maintained, advertised, or held out to the public as a place where sleeping or rooming accommodations are furnished to the whole or any part of the public whether with or without meals. Rooming house includes fraternity and sorority houses.

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SECTION 15.018 - "S"

SANITARIUM AND SANATORIUM - The same as hospital.

SCHOOL, TRADE - Private schools offering instruction in the technical, commercial and/or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technician schools, and similar commercial establishments.

SIGN, ACCESSORY - Any sign other than outdoor advertising.

SIGN - Any method of display or part thereof, for visual communication that shall include any announcement, declaration, demonstration, display, illustration or insignia, which is used to advertise or promote the interest of any person, business, group or enterprise and shall include accessory signs and outdoor advertising, but shall not include official notices issued by any court or public body or officer, notices posted by any public officer in performance of a public duty, or by any person giving legal notice, directional, warning or information structure required or authorized by law or by federal, state or county authority or permanent memorial or historical signs, plaques or markers.

SIGN AREA - The field of the sign, not including structural supports and not including the face of the building, except that portion which forms the field.

SITE PLAN - A plan other than a building plan showing the physical arrangement, design or use of a lot or parcel of land, buildings or structures indicating uses, form, dimensions and other pertinent data.

SLOPING TERRAIN - Any ground surface having a rate of incline or decline of greater than twelve and one-half percent (12-1/2) gradient.

SOLID FILL - Any non-combustible materials, insoluble in water, such as soil, rock, sand or gravel, that can be used for grading land or filling depressions.

SOLID FILL PROJECT - Any operation on a parcel of land where more than one thousand (1,000) cubic yards of solid fill materials are deposited for any purpose including the grading or reclaiming of land.

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SOLID WASTE - All putrescible and non-putrescible wastes, whether in solid or liquid form, except liquid-carried industrial wastes or sewage, or sewage hauled as an incidental part of a septic tank or cesspool cleaning service, but including garbage, rubbish, ashes, sewage sludge, street refuse, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, discarded home and industrial appliances, manure, vegetable and animal solid and semi-solid wastes, dead animals and other discarded solid materials.

STATE - The State of Oregon.

STORY - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. Story includes a basement but not a cellar.

STOCKYARD - A yard for stock in which cattle, sheep, goats, swine or horses are kept temporarily for slaughter, market or shipping.

STORY, HALF - A story with at least two (2) of its opposite sides situated immediately under a sloping roof, with the floor area of said story not in excess of two-thirds (2/3) of the floor area of the floor immediately below it.

STREET - A public or private right-of-way, other than a parkway, major or secondary highway, freeway, or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.

STRUCTURAL ALTERATIONS - Any change in the supporting members of a building, such as bearing walls, column, beam or guides, floor or ceiling joists, roof rafters, roof diaphragms, roof trusses, foundations, piles, retaining walls or similar.

STRUCTURE - Anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

STRUCTURE, ADVERTISING - A structure existing, erected or maintained to serve exclusively as a stand, frame or background for the support or display of signs.

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SUBDIVISION - An act of subdividing land or a tract of land subdivided. Leasing of dwelling units, offices, stores or similar space within an apartment, commercial or industrial building shall not be construed to be a subdivision. The term subdivision does, however, include condominium as such is defined in this Ordinance.

SUBDIVISION, HILLSIDE - Any subdivision containing lots or parcels of land classified as Hillside Lot as defined in this Ordinance.

SWIMMING POOL - A tank or pool erected by artificial means designed for the purpose of containing an outside body of water for the purpose of swimming; however, shall not include a tank or pool designed for containment of water having walls or sides less than eighteen (18) inches in height and reserved for the purpose of swimming or wading.

SECTION 15.019 - "T"

TELEPHONE REPEATER STATION - A building used for housing amplifying equipment along aerial or underground telephone cable routes.

TRAILER - A vehicle designed for carrying persons or property on its own structure and for being drawn by a motor vehicle. Trailer includes semi-trailers; however, shall not include travel trailers or trailer coach.

TRAILER COACH - The same as vacation trailer.

TRAILER PARK - The same as mobile home park.

TRAILER SITE - That portion of a mobile home park designated for use or occupancy of one (1) trailer coach or mobile home and including all appurtenant facilities thereon.

TRANSFER STATION - An area, including any necessary buildings or structures for the temporary storage and the salvage of rubbish, garbage or industrial waste.

TRIPLEX - The same as dwelling, three-family.

TRUCK REPAIR GARAGE - The premises used for the servicing and/or repair of trucks, tractors, buses or other heavy motor vehicles including major overhauling and painting.

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SECTION 15.020 - "U"

UNIT PLANNED DEVELOPMENT - A development approved by the proper authorities based on a comprehensive and complete design or plan denoting all forms of uses of the land affected by the plan.

USE - The purpose for which land and/or buildings are erected, arranged, designed or intended, or for which land and/or buildings are or may be occupied or maintained.

SECTION 15.021 - "V"

VACATION TRAILER - A vehicle or structure equipped with wheels for highway use that is intended for human occupancy, is not being used for residential purposes and is being used for vacation and recreational purposes.

SECTION 15.022 - "W"

WRITING - Any form of message recorded in English and capable of visual comprehension.

SECTION 15.023 - "Y"

YARD - An open space on a lot or parcel of land, other than a court, unoccupied and unobstructed by a building from the ground upward.

YARD, FRONT - A yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is co-terminus with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway and a line parallel thereto on the lot or parcel of land.

YARD, REAR - A yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

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YARD, SIDE - A yard extending from the required front yard, or the front lot line where no front yard is required to the required yard or to the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land. Where a side yard is bounded by a street or highway, the width of such required side yard shall be a specified horizontal distance between the side lot line on the street or highway side, where said side lot line is co-terminous with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway, and a line parallel thereto on the lot or parcel of land.

SECTION 15.024 - "Z"

ZONE CHANGE - Change of zone from one zone to another.

ZONING ORDINANCE AMENDMENT - An amendment to the text of this Ordinance.

ZOO - A zoological garden or collection of living animals maintained and operated for public display.

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C H A P T E R 2

ARTICLE 20 - DESIGNATION OF ZONES

SECTION 20.001 - LIST OF ZONES

The following zones are established in order to carry out the purpose of this Ordinance:

A	Light Agricultural Zone
AF	Agricultural Forestry Zone
F	Forestry Zone
RA	Residential Agricultural Zone
RD 5,000	Residential Single Family Zone
RD 6,000	Residential Single Family Zone
RD 7,000	Residential Single Family Zone
RD 8,000	Residential Single Family Zone
RD 10,000	Residential Single Family Zone
RD 20,000	Residential Single Family Zone
RD 40,000	Residential Single Family Zone
RD 500	Residential Multiple Family Zone
RD 1,500	Residential Multiple Family Zone
RD 3,000	Residential Multiple Family Zone
MHP	Mobile Home Park Zone
CP	Commercial Professional Zone
C-1	Commercial Neighborhood Zone
C-2	Commercial Community Zone
C-3	Commercial Regional Zone
C-4	Commercial Central Business District Zone
C-5	Commercial Highway Zone
CA	Commercial Airport Zone
CM	Commercial Manufacturing Zone
M-1	Light Manufacturing Industrial Zone
M-2	Medium Manufacturing Industrial Zone
M-3	Heavy Manufacturing Industrial Zone
SP-1	Special Purpose Rural Residential Zone - 1 acre
SP-2	Overlying Zone - Critical Deer Winter Range Zone
SP-3	Overlying Zone - Deer Preservation Zone
SP-4	Reserved
SP-5	Exclusive Farm Use Zone

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SP-6	Flood Plain - Watershed Zone
SP-7	Overlying Zone - Scenic Corridor Zone
SP-8	Neighborhood Recreational Zone
SP-9	Community Recreational Zone
SP-10	Regional Recreational Zone
SP-11	Marina Zone
SP-12	Quarry Zone
SP-13	Public Facilities Zone
SP-14	Public Facilities Zone
SP-15	Public Facilities Zone
SP-16	Planned Unit Development Zone
SP-17	Feed Lot Zone

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ARTICLE 21 - MAPS

SECTION 21.001 - ZONING MAPS

The various zones defined in this Ordinance are denoted on the Official Zoning Map (or maps) of Klamath County and are adopted as a part of this Ordinance and any zoning map or maps denoting thereon any type of zoning are declared null and void and are superseded by the Official Zoning Map (or maps) of Klamath County except for maps of the Klamath County Pelican City Zoning Ordinance and the Lakeshore Drive Zoning Ordinance.

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ARTICLE 22 - ZONE BOUNDARIES

SECTION 22.001 - UNCERTAINTIES OF ZONE BOUNDARIES

Where uncertainties exist as to boundaries of any zone shown upon the Official Zoning Map (or maps) of Klamath County, the following provisions shall apply:

1. Where boundaries are indicated as approximate following lot lines, rights-of-way of highways, streets, alleys, roads, canals, railroads or contours and the like, such line shall be construed to be such boundaries.
2. In the case of unsubdivided property where a zone boundary divides a lot or parcel of land, the location of such boundary which is not indicated by dimension or legal description shall be determined by use of the scale appearing upon the zoning map or maps.
3. Where a public highway, street or alley or any portion thereof is officially vacated or abandoned, the area comprising such vacated highway, street or alley shall have applied thereto the same zone as that of the property to which it reverts.
4. Railroad rights-of-way and areas used solely for the purpose of accommodating tracks, signals and other operative devices and the movement of rolling stock shall be deemed to be zoned to permit the continued use as such.
5. In the case of land used for agriculture or forestry purposes where a zone boundary divides the land, the location of such boundary which is not indicated by dimension or legal description shall be determined by the Planning Commission by resolution setting forth justification of the determination.
6. Easements or land areas used solely for electric power lines and poles, telephone lines and poles and gas transmission lines shall be deemed to be zoned to permit the continued use as such.

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CHAPTER 3

ARTICLE 30 -- AGRICULTURAL FORESTRY ZONES

SECTION 30.001 - DESIGNATION OF AGRICULTURAL-FORESTRY ZONES

As used in this Ordinance, Agricultural-Forestry Zones shall include the following zones:

- A Light-Agricultural Zone
- AF Agricultural-Forestry Zone
- F Forestry Zone

SECTION 30.002 - PURPOSE

The Agricultural-Forestry Zones are established to promote agricultural and forestry uses and to serve as an area into which other forms of land use may extend as the demand arises. Provisions are also made for the placing or maintenance of related residential uses, recreational facilities, public facilities and community services which are required or desirable to permitted uses or for the area in which such zone is situated.

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ARTICLE 31 - A ZONE (LIGHT AGRICULTURAL ZONE)

SECTION 31.001 - INTENT

This zone is intended to encourage light agricultural pursuits and such other uses incidental to tree, field or row crops, the keeping of poultry and rabbits and the keeping of horses or bovine animals.

SECTION 31.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use

Church

Dwellings, one family and multiple, and mobile homes, for owners or contractual purchasers (and for those persons related to the owner or contractual purchaser or spouse, by blood, marriage, adoption, including foster children), operators and/or employees required to perform work in conjunction with permitted uses. $\frac{1}{2}$

Existing railroad trackage and appurtenances

Flood control facilities and irrigation projects

Governmental buildings and facilities related to agricultural pursuits

Home occupation

Keeping of horses, sheep, goats, pigs, cattle and similar animals

Keeping of poultry, fowl, rabbits, chinchilla and the like

Kennel, non-commercial

Lodges and community halls

Raising crops, including field, tree, bush, berry, nursery stock, hay, grain and the like

Sale of agricultural products grown or raised on the premises

SECTION 31.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Animal hospital

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$\frac{1}{2}$ Amended November 27, 1973
 $\frac{2}{2}$ Amended December 5, 1973

Educational institutions
Farm labor camps
Golf courses
Hospitals, nursing homes and sanitariums
Kennels, commercial
Microwave radio or television stations and
transmitting towers
Outdoor Advertising
Public utility facilities
Rifle, shotgun, and pistol range
Sewage treatment plants
Temporary carnivals and bazaars in conjunction with
churches, educational institutions or service
clubs

SECTION 31.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Amusement parks
Carnivals and circuses
Garbage dumps
Residential, commercial and industrial, unless
otherwise provided for herein
Wrecking yards

SECTION 31.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Minimum lot area shall be not less than one (1) acre.
- B. Lot dimensions
1. Width - Minimum lot width shall be not less

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than one hundred (100) feet except in the case of a corner lot which shall be not less than one hundred ten (110) feet.

2. Depth - Minimum lot depth shall be not less than one hundred fifty (150) feet.

C. Yards

1. Front yard - No structure shall be located closer than seventy-five (75) feet to the centerline of a street or highway.

2. Side yard - Shall not be less than ten (10) feet for interior lots and twenty (20) feet where abutting streets or highways.

3. Rear yards - Minimum of twenty-five (25) feet.

D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet.

E. Distance between buildings - No stable, barn, pen or corral shall be located within fifty (50) feet of any dwelling or other building used for human habitation and no accessory dwelling shall be located closer than ten (10) feet to any other structure used for human habitation, only in instances of adjacent properties under different ownerships.

F. Fences, hedges and walls - No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic.

G. Signs - No sign shall be placed to create a visual obstruction to vehicular traffic.

H. Access - Access to property fronting upon a County or State Highway shall be subject to the approval of the Director of Public Works.

I. Off-street parking-- Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 32 - AF ZONE (AGRICULTURAL-FORESTRY ZONE)

SECTION 32.001 - INTENT

The AF Zone is intended to allow for the unrestricted pursuit of agricultural and forestation activities.

SECTION 32.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use
- Animal hospital
- Animal husbandry, including the breeding and raising of cattle, sheep, horses, goats, pigs, rabbits and other animals
- Animal training
- Church
- Dwellings, one family and multiple, and mobile homes, for owners or contractual purchasers (and for those persons related to the owner or contractual purchaser or spouse, by blood, marriage, adoption, including foster children), operators and/or employees required 1 / 2 / to perform work in conjunction with permitted uses.
- Farms and ranches involving the raising of poultry, fowl, birds, chinchilla, fish, bees and the like and the raising of crops including but not limited to, field, tree, bush, berry, nursery stock, Christmas trees, hay, grain, seed and similar food and fiber products
- Feed lots, less than equivalent of 3500 cattle
- Feed mixing and storage facilities
- Flight strips and helistops for the purpose of serving permitted uses
- Flood control facilities and irrigation projects
- Forestry
- Governmental buildings and facilities related to agricultural and forestry pursuits
- Kennel, commercial
- Livestock auction and livestock sales yard
- Lodges and community halls
- Logging operations
- Microwave radio or television stations and transmitting towers, commercial

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1 / Amended November 27, 1973

2 / Amended December 5, 1973

Outdoor advertising
Pasture and grazing
Plants for the storage, processing, packing and
fabrication of agricultural and forestry
products
Public and private hunting and fishing preserves
Quarries, non-commercial
Raising and selling of furbearing animals
Riding academies and stables including boarding
of horses
Rifle, shotgun, and pistol ranges
Sale of agricultural and forestry products
Sawmill
Shops for the service and repair of equipment
utilized in the operation of agricultural
and forestry endeavors

SECTION 32.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE
PERMIT

The following uses may be permitted subject to a conditional
use permit as provided for in Section 114.001:

Airports, heliports
Amusement parks
Campgrounds, picnic areas, parks, overnight trailer
accommodations
Cemeteries
Correctional institutions
Distilleries
Educational institutions
Fairgrounds
Farm labor camps
Fertilizer plants including chemical
Golf courses
Hospitals, nursing homes and sanitariums
Paper mill
Penal farms
Public garbage dumps
Public sanitary land fill
Public utility facilities
Pulp mill
Quarries, commercial
Race tracks

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Refuse transfer station
Rendering plants
Sewage treatment plants
Solid waste disposal facilities
Stadiums
Home occupation

SECTION 32.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Carnivals and circuses
Garbage dump
Residential, commercial and industrial, unless
otherwise provided for herein
Wrecking yards

SECTION 32.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimension, may be used subject to all other standards:

- A. Lot area - Minimum lot area shall be not less than twenty (20) acres.
- B. Lot dimensions
 1. Width - No provisions
 2. Depth - No provisions
- C. Yards
 1. Front yard - No structure shall be located closer than seventy-five (75) feet to the centerline of a street or highway.
 2. Side yard - Shall not be less than ten (10) feet for interior lots and twenty (20) feet where abutting streets or highways.
 3. Rear yard - Minimum of twenty-five (25) feet.

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- D. Building heights - No provisions.
- E. Distance between buildings - The "Distance between buildings" provisions contained in Section 31.005, E., shall apply.
- F. Fences, hedges and walls - The "Fences, hedges and walls" provisions contained in Section 31.005, F., shall apply.
- G. Signs - The "Signs" provisions contained in Section 31.005, G., shall apply.
- H. Access - The "Access" provisions contained in Section 31.005, H., shall apply.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 33 - F ZONE (FORESTRY ZONE)

SECTION 33.001 - INTENT

This zone is intended to provide for the production of timber crops and/or other natural resources normally associated with timber enterprises.

SECTION 33.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use
- Animal husbandry, including the breeding and raising of cattle, sheep and horses
- Dwellings, one family and multiple, and mobile homes, for owners, operators and/or employees required to perform work in conjunction with permitted uses 1/
- Flight strips and helispots for the purpose of serving permitted uses
- Flood control facilities and irrigation projects
- Forestry
- Governmental buildings and facilities related to agricultural and forestry pursuits
- Home occupation
- Logging operations
- Microwave radio or television stations and transmitting towers, commercial
- Pasture and grazing
- Plants for the storage, processing, packing and fabrication of forest products
- Public and private hunting and fishing preserves
- Quarries, non-commercial
- Reservoirs
- Rifle, shotgun and pistol ranges
- Sale of agricultural and forest products
- Shops for the service and repair of equipment utilized in the operation of forestry endeavors and permitted agricultural pursuits

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1/ Amended December 5, 1974

SECTION 33.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to conditional use permit as provided for in Section 114.001:

Airports, commercial or heliports, commercial
Campgrounds, picnic areas, parks, overnight trailer
accommodations
Correctional institutions
Educational institutions
Paper mill
Public garbage dumps
Public sanitary land fill
Public utility facilities
Pulp mill
Quarries, commercial
Sawmill
Solid waste disposal facilities

SECTION 33.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Amusement parks
Carnivals and circuses
Garbage dumps
Residential, commercial and industrial, unless other-
wise provided for herein
Wrecking yards

SECTION 33.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - No provisions
- B. Lot dimensions
 1. Width - No provisions
 2. Depth - No provisions

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C. Yards

1. Front yard - No structure shall be located closer than seventy-five (75) feet to the centerline of a street or highway.
2. Side yard - Shall not be less than ten (10) feet for interior lots and twenty (20) feet where abutting streets or highways.
3. Rear yard - Minimum of twenty-five (25) feet.

D. Building height - No provisions

E. Distance between buildings - The "Distance between buildings" provisions contained in Section 31.005, E., shall apply.

F. Fences, hedges and walls - The "Fences, hedges and walls" provisions contained in Section 31.005, F., shall apply.

G. Signs - The "Signs" provisions contained in Section 31.005, G., shall apply.

H. Access - The "Access" provisions contained in Section 31.005, H., shall apply.

I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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C H A P T E R 4

ARTICLE 40 - SINGLE FAMILY RESIDENTIAL ZONES

SECTION 40.001 - DESIGNATION OF SINGLE FAMILY RESIDENTIAL ZONES

As used in this Ordinance, single family residential zones shall include the following:

RA	Residential-Agricultural Zone
RD 5,000	Residential Single Family Zone
RD 6,000	Residential Single Family Zone
RD 7,000	Residential Single Family Zone
RD 8,000	Residential Single Family Zone
RD 10,000	Residential Single Family Zone
RD 20,000	Residential Single Family Zone
RD 40,000	Residential Single Family Zone

SECTION 40.002 - INTENT

The single family residential zones are established to provide for single family residential areas and development for the purpose of single family living including the necessary appurtenant and accessory facilities and uses generally associated with this form of land use.

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ARTICLE 41 - RA ZONE (RESIDENTIAL-AGRICULTURAL)

SECTION 41.001 - INTENT

This zone is intended to provide for single family residential living, the maintenance of domesticated animals on the same premises and limited agricultural pursuits on the same premises.

SECTION 41.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings including a single accessory living quarter, private stables, greenhouse and lath house

Dwellings, one family

Home Occupation

Keeping of horses, bovine, goats and sheep within a pen or corral subject to the following conditions: (1) the lot area is not less than 20,000 square feet; (2) there shall be not more than two (2) animals on any one (1) lot except where such lot area contains in excess of 20,000 square feet, two (2) additional animals may be maintained per acre.

Kennel, non-commercial

Keeping of poultry, rabbits and the like shall be permitted; however, not more than 25 shall be kept per acre.

Mobile Home, subject to the following conditions:

(1) there shall not be more than two (2) mobile homes on any one (1) lot; (2) that sanitation facilities shall be provided in accordance with applicable regulations; and (3) that the location and use shall be in accordance with applicable provisions of this zone.

Raising crops, including field, tree, bush, nursery stock and the like.

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SECTION 41.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

- Churches
- Educational institutions
- Golf courses
- Parks, playgrounds or community centers owned and operated by a governmental agency or as created pursuant to a special district.
- Nursing homes
- Public utility facilities
- Keeping of animals other than listed in Section 41.002
- Temporary carnivals and bazaars in conjunction with churches, educational institutions or service clubs

SECTION 41.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

- Agricultural, residential, commercial and industrial, unless otherwise provided for herein

SECTION 41.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

A. Lot area - Minimum lot area shall be not less than 20,000 square feet.

B. Lot dimensions

1. Width - Minimum lot width shall be not less than one hundred (100) feet except in the case a corner lot which shall be not less than one hundred ten (110) feet.

2. Depth - Minimum lot depth shall be not less than one hundred fifty (150) feet.

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C. Yards

1. Front yard - Each lot shall have a front yard of not less than twenty-five (25) feet extending across the full width of the lot except for permitted architectural projections.

Where lots comprising of 50% or more of the block frontage are developed with a front yard of in excess or less than the depth required herein, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage; however, in no case shall such front yard be less than fifteen (15) feet and existing front yards of more than forty (40) feet shall be determined as forty (40) feet in depth.

2. Side yard - Each lot shall have a side yard of not less than ten (10) feet except as follows:
 - a. Corner lots shall have a minimum side yard of not less than twenty (20) feet. No accessory buildings shall be located in said required side yard abutting a street.
 - b. Reverse corner lot shall have a minimum side yard abutting the street of not less than twenty (20) feet. No accessory buildings shall be located in said required side yard.
 - c. An accessory building used for garage purposes, whether attached or detached to the main dwelling unit, having direct access from a side street, shall be located not less than twenty-five (25) feet from a side property line abutting a street.
 - d. An accessory building used for garage purposes whether attached or detached to the main dwelling unit having direct access from a side alley shall be located not less than twenty-five (25) feet from the opposite side of said alley.

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e. Buildings greater than one story in height shall have side yards increased two and one-half (2-1/2) feet for each story or fraction thereof above the first story.

3. Rear yard - Each lot shall have a rear yard of not less than twenty-five (25) feet except as follows:

a. Accessory buildings as herein permitted may be located in the required rear yard; however, an accessory building used for garage purposes having direct vehicular access from an alley shall be located not less than twenty-five (25) feet from the opposite side of the alley.

b. An accessory building located in a required rear yard of a reverse corner lot shall be located not less than twenty (20) feet from the side property line abutting a street and not less than five (5) feet from the rear property line.

4. Permitted projections in required yards:

a. Architectural features may be located in any required front, side or rear yard so long as they do not project more than four (4) feet into a required side yard, and four (4) feet into a required rear yard.

b. Open, unenclosed stairways, or balconies, porches and stoops may extend or project into the required front yard not more than two (2) feet and the required rear yard not more than four (4) feet.

D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet.

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- E. Distance between buildings - The minimum distance between accessory and main buildings shall not be less than six (6) feet. The minimum distance between accessory buildings shall be not less than six (6) feet unless said buildings have a common or party wall.

No stable, barn, pen or corral shall be located within fifty (50) feet of any dwelling or other building used for human habitation and no accessory dwelling shall be located closer than ten (10) feet to any other structure used for human habitation.

- F. Fences, hedges and walls - Required: Swimming pools shall be entirely enclosed by building or by fences or by walls not less than six (6) feet in height. Any openings into the swimming pool area shall be equipped with self-closing and self-latching device.

No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.003 shall apply.

- G. Signs - A "for rent," "for sale," "vacancy" and similar signs may be permitted provided they are posted on the subject lot or on a building thereon by the owner or his authorized agent. Said signs shall not exceed six (6) square feet in area and there shall be not more than one (1) such sign for each street frontage.

Name plates not exceeding one (1) square foot in area may be permitted.

An identification sign denoting a permitted home occupation may be permitted so long as such sign does not exceed fifteen (15) square feet in area.

Subdivision signs shall be permitted, which said signs shall not exceed one hundred (100) square feet in area and shall be removed by the subdivider upon the sale of the last parcel or dwelling unit within the subdivision.

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Signs shall in no way endanger the health and safety by causing distraction to operators of motor vehicles on the streets and highways. No blinking, flashing or animated signs visible from any street or highway shall be permitted.

- H. Access - Vehicular access shall be provided to all lots from a dedicated street or alley. Vehicular access to lots fronting on major or secondary arterials shall be via an alley or service road.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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ARTICLE 42 - RD 5,000 ZONE (RESIDENTIAL SINGLE FAMILY)

SECTION 42.001 - INTENT

This zone is intended to provide for single family dwellings, not more than one permitted on any lot to insure an environment conducive to single family residential living. Additional uses necessary and incidental to a single family residential dwelling unit are also permitted.

SECTION 42.002 - PRINCIPAL USES

Buildings, structures and lands shall be used and structures shall hereafter be erected, altered or enlarged only for the following uses, plus such other uses as the Board of County Commissioners, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Accessory buildings and appurtenances normally required in conjunction with the conduct of a permitted use.

Guest house

Single family dwellings

SECTION 42.003 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses may be permitted subject to a conditional use permit as provided for in Section 114.001:

Churches

Day nurseries, nursery schools, boarding of children, provided that such shall be in accordance with state and local laws

Educational institutions

Mobile home dwellings

Parks, playgrounds or community centers owned and operated by a governmental agency or as created pursuant to a special district

Public utility facilities

Temporary carnivals and bazaars in conjunction with churches, educational institutions, or service clubs

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SECTION 42.004 - USES EXPRESSLY PROHIBITED

The following uses shall be expressly prohibited:

Agricultural, multiple family residential,
commercial and industrial, unless other-
wise provided for herein

SECTION 42.005 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings except that any lot held under separate ownership or of record on the effective date of this Ordinance which is substandard in area or dimensions, may be used subject to all other standards:

- A. Lot area - Each lot shall have a minimum area of 5,000 square feet.
- B. Lot dimensions - All lots hereafter created shall comply with the following minimum standards and lots now held under separate ownership or of record may not be reduced to below the following standards:
 1. Width
 - a. Interior lots shall have a minimum width of fifty (50) feet;
 - b. Corner lots shall have a minimum width of fifty-five (55) feet;
 - c. Reverse corner lots shall have a minimum width of sixty (60) feet; and
 - d. Lots siding major or secondary arterials, educational institutions, recreation areas, churches, railroad rights-of-way and canals or irrigation ditches shall have a minimum width of seventy (70) feet.

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2. Depth

- a. Lots facing on a local street or access road shall have a minimum depth of one hundred (100) feet;
- b. Lots facing or backing on major or secondary arterials shall have a minimum depth of one hundred ten (110) feet; and
- c. Lots backing on educational institutions, recreational areas, churches, railroad rights-of-way and canals or drainage ditches shall have a minimum depth of one hundred twenty-five (125) feet.

C. Yards

1. Front yard - Each lot shall have a front yard of not less than twenty (20) feet extending across the full width of the lot except for permitted architectural projections.

Where lots comprising of fifty percent (50%) or more of the block frontage are developed with a front yard of in excess or less than the depth required herein, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage; however, in no case shall such front yard be less than fifteen (15) feet and existing front yards of more than forty (40) feet shall be determined as forty (40) feet in depth.

2. Side yard - Each lot shall have a side yard of not less than five (5) feet except as follows:
 - a. Corner lots shall have a minimum side yard of not less than ten (10) feet. No accessory buildings shall be located in said required side yard abutting a street.
 - b. Reverse corner lots shall have a minimum side yard abutting the street of not less than fifteen (15) feet. No accessory buildings shall be located in said required side yard.

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- c. An accessory building used for garage purposes, whether attached or detached to the main dwelling unit having direct access from a side street shall be located not less than twenty-five (25) feet from a side property line abutting a street.
 - d. An accessory building used for garage purposes whether attached or detached to the main dwelling unit having direct access from a side alley shall be located not less than twenty-five (25) feet from the opposite side of said alley.
 - e. Buildings greater than one story in height shall have side yards increased 2-1/2 feet for each story or fraction thereof above the first story.
3. Rear yard - Each lot shall have a rear yard of not less than twenty (20) feet except as follows:
- a. Accessory buildings as herein permitted may be located in the required rear yard, however, an accessory building used for garage purposes having direct vehicular access from an alley shall be located not less than twenty-five (25) feet from the opposite side of the alley.
 - b. An accessory building located in a required rear yard of a reverse corner lot shall be located not less than twenty (20) feet from the side property line abutting a street and not less than five (5) feet from the rear property line.
4. Permitted projections in required yards:
- a. Architectural features may be located in any required front, side or rear yard so long as they do not project more than four (4) feet into a required front yard, two (2) feet into a required side yard and four (4) feet into a required rear yard.
 - b. Open, unenclosed stairways or balconies, porches and stoops may extend or project into the required front yard not more than four (4) feet, the required side yard not more than

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two (2) feet and the required rear yard not more than four (4) feet.

- D. Building heights - No building or structure shall have a height greater than thirty-five (35) feet.
- E. Distance between buildings - The minimum distance between accessory and main buildings shall be not less than six (6) feet. The minimum distance between accessory buildings shall be not less than six (6) feet unless said buildings have a common or party wall.
- F. Fences, hedges and walls - Required: Swimming pools shall be entirely enclosed by building or by fences or by walls not less than six (6) feet in height. Any openings into the swimming pool area shall be equipped with a self-closing and self-latching device.

Permitted: Fences, hedges and retaining walls not greater than six (6) feet in height shall be permitted on or within all rear and side property lines on interior and corner lots and not closer than ten (10) feet to the side property line on a reverse corner lot.

No fence, hedge or wall shall be placed to create a visual obstruction to vehicular traffic and the provisions relative to "Corner Cutback Area" Section 103.003 shall apply.

- G. Signs - A "for rent", "for sale", "vacancy" and similar signs may be permitted provided they are posted on the subject lot or on a building thereon by the owner or his authorized agent. Said signs shall not exceed four (4) square feet in area and there shall be not more than one (1) such sign for each street frontage.

Name plates not exceeding one (1) square foot in area may be permitted.

An identification sign denoting a permitted home occupation may be permitted so long as such sign does not exceed fifteen (15) square feet in area.

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Subdivision signs shall be permitted, which said signs shall not exceed one hundred (100) square feet in area and shall be removed by the subdivider upon the sale of the last parcel or dwelling unit within the subdivision.

Signs shall in no way endanger the health and safety by causing distraction to operators of motor vehicles on the streets and highways. No blinking, flashing or animated signs visible from any street or highway shall be permitted.

- H. Access - Vehicular access shall be provided to all lots from a dedicated street or alley. Vehicular access to lots fronting on major or secondary arterials shall be via an alley or service road.
- I. Off-street parking - Off-street parking shall be provided in accordance with the provisions of Section 109.001.

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