



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

March 21, 2008

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Union County Plan Amendment
DLCDC File Number 002-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: April 2, 2008

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Doug White, DLCD Community Services Specialist
Jon Jinings, DLCD Regional Representative
Hanley Jenkins, Ii, Union County

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D L C D NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

DEPT OF

MAR 14 2008

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: Union County Local File No.: none
(If no number, use none)

Date of Adoption: 3-5-08 Date Mailed: 3-12-08
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 12-20-07

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

The adopted amendment revised the Union County Zoning,
Partition & Subdivision Ordinance Fire Siting Standards.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Same

Plan Map Changed from: NA to NA

Zone Map Changed from: NA to NA

Location: Union County A-2, A-3, A-4, R-1 Acres Involved: _____
R-2, R-3 & R-4 Zones

Specify Density: Previous: NA New: NA

Applicable Statewide Planning Goals: 1,4,7

Was an Exception Adopted? Yes: _____ No: X

DLCD File No.: 002-07 (16606)

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: ODF

Local Contact: Hanley Jenkins, II Area Code + Phone Number: (541)963-1014

Address: 1001 4th Street, Suite C

City: La Grande, OR Zip Code+4: 97850

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

BE IT REMEMBERED, that at a regular term of the Union County Board of Commissioners, for the County of Union, sitting for the transaction of County business, begun and held at the Joseph Building Annex in the City of La Grande, in said County and State, on Wednesday of said month and the time fixed by law for holding a regular term of said Court, when were present:

The Honorable R. NELLIE BOGUE HIBBERT CHAIR

COLLEEN MACLEOD COMMISSIONER

STEVE MCCLURE COMMISSIONER

WHEN, on Wednesday, the 5th day of March 2008, among others the following proceedings were had to-wit:

IN THE MATTER OF ADOPTING AN	}	
AMENDMENT TO THE UNION COUNTY	}	
ZONING, PARTITION AND SUBDIVISION	}	ORDINANCE NO.
ORDINANCE FIRE SITING STANDARDS	}	2008-01
FOR THE A-1, A-2, A-3, A-4, R-1, R-3 AND R-4	}	
ZONES.	}	

WHEREAS, Union County Emergency Services submitted an application to the Union County Planning Department to modify the Union County Zoning, Partition and Subdivision Ordinance Fire Siting Standards for the A-1, A-2, A-3, A-4, R-1, R-3 and R-4 Zones;

WHEREAS, Union County Planning Department staff sent the Department of Land Conservation and Development Notice of Proposed Amendment 45 days prior to the first evidentiary hearing;

WHEREAS, the Union County Planning Commission meeting in regular session, January 28, 2008 reviewed Union County's application to modify the Fire Siting Standards in the Union County Zoning, Partition and Subdivision Ordinance (UCZPSO) and voted to recommend approval of the application to the County Board of Commissioners.

WHEREAS, the Board of Commissioners advertised and held a public hearing on February 6, 2008 to accept public testimony, deliberate and make a decision.



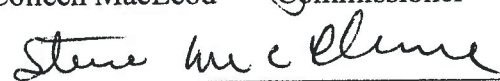
NOW THEREFORE, BE IT ORDAINED BY THE UNION COUNTY BOARD OF COMMISSIONERS, STATE OF OREGON:

SECTION 1: Amend UCZPSO Definition & Fire Siting Standards

The Union County Zoning, Partition and Subdivision Ordinance is amended to replace the definitions and fire siting standards in the following Sections:

- Exhibit – A, UCZPSO Article 1 – Section 1.08 Definitions
- Exhibit – B, UCZPSO Article 3 – Section 3.08 Fire Siting Standards
- Exhibit – C, UCZPSO Article 4 – Section 4.08 Fire Siting Standards
- Exhibit – D, UCZPSO Article 5 – Section 5.08 Fire Siting Standards
- Exhibit – E, UCZPSO Article 6 – Section 6.06 Fire Siting Standards
- Exhibit – F, UCZPSO Article 8 – Section 8.06 Fire Siting Standards
- Exhibit – G, UCZPSO Article 9 – Section 9.06 Fire Siting Standards

PASSED AND ADOPTED this 5th day of March 2008, by a vote of the following members of the Union County Board of Commissioners voting therefore.

	_____
R. Nellie Bogue Hibbert	Chair
	_____
Colleen MacLeod	Commissioner
	_____
Steve McClure	Commissioner

Draft Article 1.08 Definition
Fire Siting Standards

Exhibit – A

(new changes in **bold**, ~~strike through~~-items removed)

Union County Zoning, Partition and Subdivision Article 1.0 Introductory Provisions and Definitions.

Section 1.08 DEFINITIONS

1. For the purpose of this Ordinance certain words, terms and phrases are defined as follows:

ACCESSORY STRUCTURE OR USE: A structure or use which is incidental, appropriate, or subordinate to the main use of the property, and located on the same lot with the main use.

AGENT: Individual or party given written authorization to act on behalf of a landowner(s).

AGGREGATE MINING: The removal, in any calendar year of sand, gravel, or broken stone beyond 1,000 cubic yards or affects more than one-acre of land.

AGGREGATE PROCESSING: Includes but is not limited to, crushing, washing, milling and screening as well as the batching and blending of mineral aggregate into asphalt and Portland Cement concrete located within the operating permit area.

AGRICULTURE: See Farm Use.

ANIMAL HUSBANDRY: Includes the keeping, feeding, or breeding of livestock or poultry, dairying, bees, etc.

ANIMAL SHELTER: Any structure with a permanent covering designed for the part-time or full-time habitation of animals, excluding non-commercial operations of rabbits, fowl, bees and the like.

APPROACH SURFACE - RUNWAY: An imaginary surface which is an inclined plane, symmetrical above the runway, center line extended, beginning at the primary surface (see definition) at each end of the runway and extending for a distance of 5,000 feet for utility runways, 10,000 feet for nonprecision instrument runways, and 50,000 feet for runways with an instrument landing system. The slope of the approach surface along the runway center line extended is 20:1 for utility runways, 34:1 for nonprecision instrument runways and 50:1 for runways with an instrument landing system. The width of this surface at the runway end is the same as the primary surface (see definition), uniformly widening to 1,250 feet for a utility runway, 4,000 feet for a nonprecision instrument runway and 16,000 feet for a runway with a precision instrument approach.

AREA OF SPECIAL FLOOD HAZARD: Means the land in the flood plain within a community subject to a one-percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

BASE FLOOD: Means the flood having a one-percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designation on maps always includes the letters A or V.

BILLBOARD: A sign which has a surface space upon which advertising may be posted, painted or affixed, and which is primarily designed for the rental or lease of such sign space for advertising not relating to the use of the property upon which the sign exists.

BOARDING HOUSE: A dwelling unit which provides an individual, or any number of persons related or bearing a generic character of a family unit living together where meals or lodging may also be provided for more than four additional persons, excluding servants.

BUILDING SETBACK LINE: A line beyond which a building cannot be constructed. The building setback line is referenced by and measured from the property line or road or street right-of-way line where applicable.

BUILDING: A structure built for the shelter or enclosure of persons, animals, chattels or property of any kind.

CAMPGROUND: A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer, or recreational vehicle. Campgrounds authorized on land zoned for farm and/or forest uses shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. [OAR 660-33-130(19)]

CLASS I STREAMS & LAKES: Waters which are valuable for domestic use, are important for angling or other recreation, and/or used by significant numbers of fish for spawning, rearing or migration routes. Stream flows may be either perennial or intermittent during part of the year. See Zoning maps for Class I designation of County streams and lakes.

CLEAR ZONE - RUNWAY: That area defined as a surface at each end of the runway primary surface (see definition) extending 1,000 feet for utility runways, 1,700 feet for nonprecision instrument runways, and 2,500 feet for instrument landing system runways. The width at the inner end is the same as the width of the primary surface, uniformly widening to widths of 450 feet at the outer end for utility runways, 1,010 feet at the outer end for nonprecision instrument runways and 1,750 feet at the outer end for instrument landing system runways.

COMMERCIAL STAND OF TIMBER: A parcel predominantly stocked and capable of producing 20 cubic feet per acre per year or greater, or required by Oregon Department of Forestry to be restocked subsequent to harvest.

COMMISSION OR PLANNING COMMISSION: The Planning Commission of Union County, Oregon appointed by the Union County Board of Commissioners.

COMMERCIAL TREE SPECIES: Trees recognized under rules adopted under ORS 527.715 for commercial production. [OAR 660-06-027(5)(b)]

CONTIGUOUS: Lots, parcels or lots and parcels that have a common boundary more than a common corner. Contiguous includes, but is not limited to, lots, parcels or lots and parcels separated only by an alley, street or other right-of-way. Contiguous does not include lots, parcels or lots and parcels separated by a four-lane highway.

COUNTY COURT: The governing body of Union County, Oregon which was changed to the County Board of Commissioners January 1, 1990.

COUNTY: The County Board of Commissioners, County Planning Commission or authorized designee of either body.

CUBIC FOOT PER ACRE PER YEAR: The average annual increase in cubic foot volume of wood fiber per acre for fully stocked stands at the culmination of mean annual increment as reported by the USDA Soil Conservation Service.

CUBIC FOOT PER TRACT PER YEAR: The average annual increase in cubic foot volume of wood fiber per tract for fully stocked stands at the culmination of mean annual increment as reported by the USDA Soil Conservation Service.

DEFENSIBLE SPACE – the area between a house and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the house.

DEVELOPMENT STANDARDS: Guidelines for the development of individual sites in a manner which will enhance the working efficiency and visual amenities of the total area, while providing latitude and flexibility for the individual developer.

DISTRIBUTION USE: Land used to serve industry in the storage, transfer and distribution of goods and materials between manufacturer and consumer.

DRY HYDRANT – an arrangement of pipe permanently connected to a water source other than a piped, pressurized water supply system that provides a ready means of water supply for firefighting purposes and that utilizes the drafting (suction) capability of fire department pumpers.

DWELLING UNIT: One or more rooms designed for occupancy by one family and not having more than one cooking facility.

DWELLING, DUPLEX: A detached building containing two dwelling units.

DWELLING, MULTI-FAMILY: A building containing three or more dwelling units.

DWELLING, SINGLE-FAMILY: A detached building containing one dwelling unit.

EXPLORATION: All activities conducted on or beneath the surface of the earth for the purpose of determining presence, location, extent, grade or economic viability of a deposit. "Exploration" does not include prospecting or chemical processing of minerals.

EXTERNAL IMPACTS: Uses which create smoke, odor, vibration, noise, dust or other conditions which would have an impact on adjacent uses.

FARM USE: Means the current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, furbearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. "Farm use" includes the preparation and storage of the products raised on such land for human use and animal use and disposal by marketing or otherwise. "Farm use" also includes the current employment of land for the primary purpose of obtaining a profit in money by stabling or training equines including but not limited to providing riding lessons, training clinics and schooling shows. "Farm use" also includes the propagation, cultivation, maintenance and harvesting of aquatic species. It does not include the use of land subject to the provisions of ORS Chapter 321, except land used exclusively for growing cultured Christmas trees as defined in ORS 215.203(3).

FARMING PRACTICES (accepted): A mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money and customarily utilized in conjunction with farm use.

FEEDLOT OR CONFINED FEEDING OR HOLDING OPERATION: The concentrated or confined feeding or holding of animals or poultry where the surface has been prepared with concrete, rock or vitreous material to support animals in wet weather or where the concentration of animals has destroyed the vegetative cover and the natural infiltrative capacity of the soil.

FENCE, SIGHT OBSCURING: A fence or planting arranged in such a way as to obscure vision.

FLOOD INSURANCE RATE MAP (FIRM): Means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD OR FLOODING: Means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland (or tidal) water and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

FLOODWAY FRINGE: The area between the floodway and the boundary of the base flood which can be diked without increasing upstream flood levels by more than one foot in height.

FLOODWAY: Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

FOREST LANDS: The (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use; (4) other forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife, and fisheries habitat, livestock habitat, scenic corridors, and recreation use; **(5) means any woodland, brushland, timberland, grazing land or clearing that, during any time of the year, contains enough forest growth, slashing or vegetation to constitute, in the judgment of the state forester, a fire hazard, regardless of how the land is zoned or taxed.**

FOREST USES: The (1) production of trees and the processing of forest products; (2) open space, buffers from noise, and visual separation of conflicting uses; (3) watershed protection and wildlife and fisheries habitat; (4) soil protection from wind and water; (5) maintenance of clean air and water; (6) outdoor recreational activities and related support services and wilderness values compatible with these uses; and (7) grazing land for livestock.

FUELS – all combustible material within the wildland/urban interface, including vegetation and structures.

FUEL LOADING – the volume of fuel in a given area generally expressed in tons per acre.

FUEL MODIFICATION – any manipulation or removal of fuels to reduce the likelihood of ignition or the resistance to fire control.

GAS: All natural gas and all other fluid hydrocarbons not defined as oil in this section, including condensation originally in the gaseous phase in the reservoir.

GEOHERMAL RESOURCES: The natural heat of the earth, the energy, in whatever form, below the surface of the earth present in, resulting from, or created by, or which may be extracted from, the natural heat, and all minerals in solution or other products obtained from naturally heated fluids, brines, associated gases, and steam, in whatever form, found below the surface of the earth, exclusive of helium or of oil, hydrocarbon gas or other hydrocarbon substance.

GOLF COURSE: A golf course is an area of land with highly maintained natural turf laid out for the game of golf with a series of 9 or more holes, each including a tee, a fairway, a putting green, and often one or more natural or artificial hazards. A golf course for the purposes of ORS 215.283(2)(e) and OAR 660 Division 33 means a 9 or 18 hole regulation golf course consistent with the following:

- a. A regulation 18 hole golf course is generally characterized by a site of about 120 to 150 acres of land, has a playable distance of 5,000 to 7,000 yards and a par of 64 to 73 strokes.
- b. A regulation 9 hole golf course is generally characterized by a site of about 65 to 90 acres of land, has a playable distance of 2,500 to 3,600 yards, and a par of 32 to 36 strokes.

- c. Non-regulation golf courses are not allowed within areas zoned for exclusive farm use. "Non-regulation golf course" means a golf course or golf course like development that does not meet this definition of golf course including but not limited to executive golf courses, Par 3 golf courses, pitch and putt golf courses, miniature golf courses and driving ranges.
- d. Counties shall limit accessory uses provided as part of a golf course in a exclusive farm use zone, and not related to a destination resort development, to the following standards:
 - A. An accessory use to a golf course is a facility or improvement that is incidental to the operation of the golf course and is either necessary for the operation and maintenance or that provides goods and services customarily provided to golfers at a golf course. An accessory use or activity does not serve the needs of the nongolfing public. Accessory uses to a golf course may include: parking; maintenance buildings; cart storage and repair; practice range or driving range; clubhouse; restrooms; lockers and showers; food and beverage service; pro shop; a practice or beginners course as part of an 18 hole or larger golf course. Accessory uses to a golf course do not include: swimming pools, and weight rooms; wholesale or retail operations oriented to the non-golfing public; housing.
 - B. Accessory uses shall be limited in size and orientation on the site to serve the needs of persons and their guests who patronize the golf course to golf. An accessory use that provides commercial services (e.g., food and beverage service, pro shop, etc.) shall be located in the clubhouse rather than in separate buildings. [OAR 660-33-130(20)]

GRADE (ground level): The average of the finished ground level at the center of all walls of the building.

GRAZING: The use of land for pasture of horses, cattle, sheep, goats, or other domestic animals.

HAMMERHEAD TURNAROUND – a roadway that provides a "T" shaped three-point turnaround for emergency equipment that is no narrower than the road that it serves. The top of the "T" shall be a minimum of 40 feet long.

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

HISTORIC PROPERTY: Real property that is currently listed in the National Register of Historic Places.

HOME OCCUPATION: A lawful accessory activity carried on in a dwelling or an accessory structure, provided the residential character is maintained and the occupation is conducted in such a manner as not to give the outward appearance nor manifest any character of a business in the ordinary meaning of the term, nor infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes.

HUNTING AND FISHING PRESERVE: Area wherein the hunting of privately owned game birds and angling for privately owned game fish is permitted by state law.

JUNKYARD: Any establishment or place of business that is maintained, operated or used for storing, keeping, buying, or selling old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste or junked, dismantled, wrecked, scrapped, or ruined motor vehicles or motor vehicle parts, iron, steel, or other old or scrap ferrous, or non-ferrous material, metal or non-metal materials, and the term includes automobile graveyards where the parts of or in whole eight auto bodies are kept, and scrapmetal processing facilities.

LA GRANDE/UNION COUNTY AIRPORT LIGHT INDUSTRIAL PARK: The area is located in the south central portion of the La Grande/Union County Airport property between Runway 34 and the south taxiway. The area presently includes about 77 acres of land. This area is identified for the first two phases of commercial/industrial development on the airport property and will more commonly be titled the Airport Industrial Park Area.

LADDER FUELS – fuels that provide a vertical continuity allowing fire to carry from the surface fuels into the crowns of trees or shrubs with relative ease.

LAND USE DECISION: A land use decision includes a final decision or determination made by a local government or special district that concerns the adoption, amendment or application of:

- The Statewide Planning goals;
- A comprehensive plan provision;
- A land use regulation;
- A new land use regulation

A land use decision does not include a decision of a local government: (A) which is made under land use standards which do not requires interpretation or the exercise of policy or legal judgment; (B) which approves or denies a building permit made under land use standards which do not require interpretation of the exercise of factual, policy or legal judgments; (C) which determines final engineering design, construction, operation, maintenance, repair or preservation of a transportation facility which is otherwise authorized by and consistent with the comprehensive plan and land use regulations; and (D) does not include a decision by a school district to close a school. [ORS 197.015(10)]

LAND USE PLAN OR COMPREHENSIVE LAND USE PLAN: Maps and the interpretations thereof, and written goals and policies related to land use, transportation, parks, housing, urbanization, etc., which have been adopted as elements of the County Land Use Plan.

LAND USE REGULATIONS: Means any county zoning ordinance, land division ordinance or similar general ordinance establishing standards for implementing a comprehensive land use plan.

LIFE SAFETY – actions taken to prevent the endangerment of people threatened by wildfire or by activities associated with the suppression of wildfire.

LIGHT INDUSTRY: Uses related to manufacturing, compounding, assembling, fabricating, repairing, packaging or treatment industries with limited external impacts. Because of their relatively close proximity to residential and commercial activities, or because of special requirements, they need locations removed from heavy types of industry.

LOADING SPACE: An off-street space within a building or on the same lot with a building for temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials and which space has access to the street.

LOT AREA: The total horizontal area within the lot lines of a lot. Land dedicated for roads within lot lines shall be included in total acreage. Aliquot subdivisions shall be deemed to contain an acreage as if the section were a square mile, provided the deviation in reduced size is 10-percent or less.

LOT, CORNER: A lot abutting on two intersecting streets other than an alley.

LOT, INTERIOR: A lot other than a corner lot.

LOT, REVERSE CORNER: A corner lot, the side street line of which is substantially a continuation of the front line of the first lot to its rear.

LOT, THROUGH: A lot having frontage on two parallel or approximately parallel streets other than alleys.

LOT-OF-RECORD: A lot which has been recorded in the County Clerk's office and meet ORS 215.705 lot-of-record requirements.

LOT: A subdivision lot created through a subdivision review process per ORS Chapter 92.

LOW INVESTMENT ACCESSORY STRUCTURES: A structure which is incidental, appurtenant or subordinate to the main use of the property and which has a relatively low investment such as haysheds, loafing barns or animal shelters.

LOWEST FLOOR: Means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 17.03 2. A. (2).

MAINTENANCE STANDARDS: Guidelines which are provided to outline the required level of upkeep and repair for structures and the surrounding property.

MAJOR PARTITION: A partition which includes the creation of a road or street, i.e., utilization of a means of access not previously approved for partitioning or subdividing.

MANUFACTURED OR MOBILE HOME PARK OR SUBDIVISION: Means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale which are defined as nonfarm dwellings.

MANUFACTURED OR MOBILE HOME: Means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

MINE: Mine includes all mineral bearing properties of whatever kind and character, whether underground, quarry, pit, well, spring or other source from which any mineral substance is obtained.

MINERAL: Soil, coal, clay, stone, sand, gravel, metallic ore and any other solid material or substance excavated for commercial, industrial or construction use from natural deposits situated within or upon lands in this state.

MINING: The removal of mineral from a mine.

MINOR PARTITION: A partition that does not include the creation of a road or street, utilization of a means of access previously approved for partitioning or subdividing. A portion of land transferred between adjacent landowners, where either or both parcels are less than the minimum parcel size of the applicable zone but not below the parcel sizes set in ORS 215.780, and where any adjustment of the lot line(s) by the relocation of a common boundary does not create an additional parcel or an additional opportunity for a dwelling not otherwise authorized, shall be a minor partition.

MITIGATION – action that moderates the severity of a fire hazard or risk.

MOBILE HOME PARK: Three or more mobile homes parked on a lot, which are defined as nonfarm dwellings.

MOBILE HOME: Any dwelling unit that does not meet Oregon Uniform Building Codes for frame homes, but has been constructed to the standards for mobile homes in the State of Oregon.

MOTEL: A building or group of buildings on the same lot containing guest units with separate entrances and consisting of individual sleeping quarters, detached or in connected rows with or without cooking facilities, for rental to transients.

MOTOR HOME, CAMPER OR TRAVEL TRAILER: A building or vehicle, originally designed or presently constructed, to be used as temporary dwelling or lodging place and to be readily movable from place to place over streets.

MULTIPLE-FAMILY UNIT: A building used or arranged for use as the home or abode of three or more families. Living independently of each other and doing their own cooking in said building and shall include flats and apartments.

NOISE OR DUST SENSITIVE USE OR STRUCTURE: Real or personal property used for sleeping, or used as schools, churches, hospitals or public libraries. Property in industrial or agricultural use is not considered to be a "Noise or Dust Sensitive Use or Structure" unless it meets the above criteria in more than an incidental manner.

NONCONFORMING STRUCTURE OR USE: A lawful structure or use which exists at the time this ordinance or any amendment thereto becomes effective, and which does not conform to the requirements of the zone in which it is located.

NONFARM DWELLING: Any dwelling not provided in conjunction with farm use or any dwelling located on a nonfarm parcel or lot.

NONFARM PARCELS OR LOTS: A substandard parcel or lot which can qualify for a nonfarm dwelling under ORS 215.284(2) or (3).

NUCLEAR FREE ZONE: The unincorporated portion of Union County prohibiting the positioning or manufacturing of nuclear armaments or components, or parts thereof and the production of all nuclear energy, irradiation of foods from radioactive sources and establishment of nuclear waste storage facilities for other than education, therapy and medical diagnosis.

ODF – Oregon Department of Forestry; the state department charged with serving the people of Oregon through the protection, management and promotion of a healthy forest environment which will enhance Oregon's livability and economy for today and tomorrow.

OIL: Crude petroleum oil and all other hydrocarbons, regardless of gravity, which are produced in liquid form by ordinary production methods, but does not include liquid hydrocarbons that were originally in a gaseous phase in the reservoir.

OPERATOR: Any individual, public or private corporation, political subdivision, agency, board, or department of this state, any municipality, partnership, association, firm, trust, estate of any other legal entity whatsoever that is engaged in surface mining operations.

OVERBURDEN: The soil, rock and similar materials that lie above natural deposits of minerals.

OWNER: Means the party or parties having the fee interest in land, except that where land is subject to a real estate sales contract, owner shall mean the contract vendee and except where land is being transferred through some other land sales instrument owner shall be the purchaser that holds security interest.

PARCEL: Includes a unit of land created by partitioning land as defined in Section 1.08, or created by deed or land sales contract if there were no applicable planning, zoning or partitioning ordinances or regulations. Parcel does not include a unit of land created solely to establish a separate tax account.

PARCELS PREDOMINANTLY CAPABLE OF FARM USE OR PREDOMINANTLY FARM USE PARCELS: Parcels including greater than fifty percent agriculture or rangeland soils identified by the USDA-NRCS (SCS). Such parcels are not predominantly capable of growing a commercial stand of timber.

PARCELS PREDOMINANTLY CAPABLE OF GROWING A COMMERCIAL STAND OF TIMBER OR PREDOMINANTLY FORESTED PARCEL(S): Parcels consisting of soils rated by the USDA-NRCS (SCS) as being capable of producing at least 20 cubic board feet of timber per acre per year, totaling greater than fifty percent of the parcel and subject to restocking standards required by the Oregon Forest Practices Act.

PARKING LOT: Any area used for standing and maneuvering of three or more vehicles or requiring three or more parking spaces.

PARKING SPACE: A rectangle not less than 20 feet long and 9.5 feet wide together with maneuvering and access space required to park within the rectangle.

PARTITION: To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. Partition land does not include divisions of land resulting from lien foreclosures, divisions of land resulting from foreclosure of recorded contracts, for the sale of real property and divisions of land resulting from the creation of cemetery lots, and partition of land does not include any adjustment of lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by any applicable zoning ordinance.

PARTITIONER: Any person commencing proceedings under this ordinance to effect a partition of land hereunder for himself or for another.

PERFORMANCE STANDARDS: Guidelines which are provided in order to avoid the creation of nuisance or unsanitary conditions within developed areas and to enhance inter-industry compatibility.

PERMANENT-TYPE CONSTRUCTION: Structures or ground facilities constructed with the intent of providing service over the length of the lease agreement, with use of materials and methods of construction which under normal conditions of use will maintain their appearance and functionality. Trailers, mobile offices and other similar temporary structures are not considered as permanent-type construction.

PERSON: Any individual, firm, association, syndicate, corporation, co-partnership, trust, branch of government or legal entity.

PERSONAL USE AIRPORT: Means an airstrip restricted, except for aircraft emergencies, to use by the owner and on an infrequent and occasional basis by invited guests and by commercial aviation activities in connection with agricultural operations. No aircraft may be used on a personal-use airport other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Aeronautics Division in specific instances. A personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted subject to any applicable regulations of the Aeronautics Division.

PLANNED UNIT DEVELOPMENT: A parcel of land planned for residential purposes as a single unit, rather than an aggregate of individual lots.

PLAT: A final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a partition or subdivision.

PREDOMINANT USE: The term used to describe the most common use of a parcel when differentiating between farmland and forest land. In determining predominant use NRCS Soil Conservation Service soil maps will be used to determine soil designations and capabilities. The results of this process will be the most important method in determining the predominant use of the parcel. Other factors which may contribute to determining predominant use include parcel characteristics such as a commercial stand of timber, and the current use of the property. Removing a commercial stand of timber from a property will not result in a conversion of predominant use unless the property is disqualified as forest land by the Oregon Department of Forestry.

PRELIMINARY PLAT: The preliminary map, drawing or chart indicating the proposed layout of a partition or subdivision to be submitted to the Planning Director for consideration.

PRIMARY SURFACE - Runway: The area defined as the location on the ground, longitudinally centered on each airport runway, and extended 200 feet beyond the threshold of each runway. The width of the primary surface is 250 feet for a utility runway, 500 feet for a nonprecision instrument runway and 1,000 feet for runways having an instrument landing system.

PRIVATE STREET OR ROAD: A private street or road shall provide access only to abutting parcels, lots or tracts. No streets or roads providing access to other streets or roads or to areas not abutting such streets shall be approved as private streets or private roads.

PROPERTY LINE: The boundary which describes the extent of a particular parcel of land as described in the leasing document or deed. The term "Property Line" shall be used interchangeable with the term "Lease Line".

PUBLIC SEWER: Any sewage disposal or treatment facility which serves three or more dwelling units.

PUBLIC WATER SUPPLY: Any domestic water supply system which provides water to three or more dwelling units or commercial or industrial operations which have 10 or more patrons or employees per day for more than 60 days per year.

REPAIR: The act of restoring by replacing a part or all of a structure or building to a sound state.

RESERVE STRIP: A strip of land adjacent to a street or road which limits or controls access to the street or road.

RESIDENTIAL FACILITY: A facility licensed by or under the authority of the Department of Human Resources which provides residential care along or in conjunction with treatment or training or a combination thereof for 6 to 15 individuals who need not be related. Staff persons required to meet Department Human Resources licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.

RESIDENTIAL HOME: A home licensed by or under the authority of the Department of Human Resources which provides residential care along or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet Department of Human Resources licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential home.

RFPD – Rural Fire Protection District; taxing district providing structural fire protection to its constituents.

RIPARIAN ZONE: An area pertaining to or situated on the edge of the bank of a river, water course or lake.

SEASONAL FARM WORKER HOUSING: Housing limited to occupancy by seasonal farm-workers and their immediate families which is occupied no more than nine months a year. No approval standards, special conditions or procedures may be imposed on seasonal farm-worker housing that are not clear and objective or have the effect, either in themselves or cumulatively of discouraging seasonal farm-worker housing through unreasonable cost or delay or by discriminating against such housing.

SECONDARY FUEL BREAK – an area where fuels have been modified and/or with fire resistive vegetation (planted or native), maintained to cause a reduction in fire intensity, and can be used for other than fire protection (like a golf course, cemetery, park, playground, orchard, etc.).

SHALL – indicates a mandatory requirement.

SHOULD – indicates a recommendation or that which is advised but not required.

SIGN: A presentation or representation or other type of advertising, not in an enclosed building or other than a house number which, by words, letters, designs, pictures, lights or colors publicly displayed, gives notice relative to an assemblage, a solicitation, or a request for aid. This includes the board, metal, or surface upon which the sign is painted, included or attached.

SOILS ANALYSIS – case by case analysis of the soils present on property proposed for development.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

STORY: That portion of building between the upper surface of any floor and the upper surface of the floor next above. Except that the top story shall be that portion of the top floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

STRUCTURAL ALTERATION: Any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams, or girders, or any change in the supporting members of a roof.

STRUCTURAL HEIGHT: Maximum height of structures and accessory attachments or utilities.

STRUCTURE: That which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some manner and which requires location on the ground or which is attached to something having a location on the ground.

SUBDIVIDED LAND: To divide an area or tract of land into four or more lots or parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year.

SUBSTANTIAL CONSTRUCTION: The completion of a structure's supporting foundation, excluding all minor improvements such as access roads, developed water sources, sewage disposal systems and electrical utilities.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or improvement of a structure, the cost of which:

1. Equals or exceeds 50% of the market value of the structure before the improvement or repair is started, or
2. Equals or exceeds 50% of the market value of the structure before the damage occurred, if the structure has been damaged and is being restored for the purposes of this definition substantial improvement is considered to commence when the first alternation of any wall, ceiling, floor, or other structural part of the building commences. Whether or not that alternation affects the external dimensions of the structure.

The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure living conditions, or
2. Any alternation of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

TENANT: Individuals and organizations which have either leased or purchased property which is subject to regulation or control.

TRACT: One or more contiguous lots or parcels in the same ownership. A tract shall not be considered to consist of less than the required acreage because it is crossed by a public road or waterway. [OAR 660-06-027(5)(a)]

TRANSITIONAL SURFACES - RUNWAY: An imaginary surface which is an inclined plane at the outer edge of the runway primary surface (see definition) and approach zone (see definition) and extending outward at a right angle to the runway center line. The slope of the inclined plane is 7:1 extending upward to a height of 150 feet above the runway surface elevation.

TRAVEL TRAILER, PICKUP CAMPER OR MOTOR HOME PARK: A plot of ground upon which one or more trailer coaches or motor homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations.

USE: The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

UTILITY FACILITY: Any major structure owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing of its product or for the disposal of cooling water, waste or by-products, and including power transmission lines, major trunk pipelines, power substations, dams, wind and water towers, sewage lagoons, sanitary landfills and similar facilities, but excluding sewer, water, gas, telephone and power, local distribution lines and similar minor facilities.

VISION CLEARANCE AREA: A triangular area on a lot at the intersection of two streets or a street and a railroad, two sides of which are lot lines measured from the corner intersection on the lot lines to a distance specified in these regulations. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides, where the lot lines will be extended in a straight line to a point of intersection. The vision clearance area contains no plantings, walls, structures, or temporary or permanent obstructions exceeding two and one-half feet in height measured from the top of the curb or grade level at the street or road outside edge.

WETLANDS: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support and that under normal circumstances do support, a prevalence of vegetation typically adopted to life in saturated soil conditions.

WILDLAND/URBAN INTERFACE – an area where improved property and wildland fuels meet at a well-defined boundary.

WILDLAND/URBAN INTERMIX – an area where improved property and wildland fuels meet with no clearly defined boundary.

YARD (Front): An open space between side lot lines and measured horizontally from the front lot line at right angles to the front lot line to the nearest point of the building.

YARD (Rear): An open space between side lot lines and measured horizontally at right angles from the rear lot line to the nearest point of the main building.

YARD (Side): A yard between the front and rear yard measured horizontally at right angles from the side lot line to the nearest point of the building.

YARD: An open space on a lot which is unobstructed from the ground upward except as otherwise provided in this ordinance.

2. Words used in the present tense include the future. The singular number includes the plural, and the word "shall" is mandatory and not directory. Whenever the term "this ordinance" is used herewith, it shall be deemed to include all amendments thereto as may hereafter from time to time be adopted.

Draft A-2 Zone
Fire Siting Standards

Exhibit – B
(new changes in **BOLD**, ~~strike through~~ items removed)

Union County Zoning, Partition and Subdivision Ordinance

3.08 ~~Fire Siting Standards (the following standards will apply in the A-2 Zone in forested areas or rangeland areas within 1/4 mile of a forested area)~~

- ~~1. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternate means of protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, on-site equipment and water storage or other methods which are reasonable, given the site conditions. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.~~
- ~~2. Driveways and private roads in a forested area shall meet road design standards as follows:
 - ~~A. A 12 foot road surface width capable of supporting gross vehicle weights of 50,000t pounds.~~
 - ~~B. A minimum curve radius of 48 feet.~~
 - ~~C. A vertical clearance of 13 feet 6 inches.~~
 - ~~D. Driveways in excess of 200 feet require 20 feet wide by 40 feet long turnouts at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less.~~
 - ~~E. Dead end roads over 100 feet in length shall have turnarounds of not less than 48 feet radius.~~
 - ~~F. Bridges, culverts and other structures in the road bed shall be constructed and maintained to support gross weights of 50,000 pounds.~~~~

- ~~G. Road grades shall not exceed an average of 8% with a maximum of 12% on short pitches. Variances may be granted by the appropriate rural fire protection district.~~
- ~~3. Each residential dwelling or structure in forested areas shall maintain a primary fuel break of not less than 30 feet. Dead and down material shall be removed and no ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Wider breaks may be required on slopes greater than 30% on advice of a State Forester. A secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.~~
- ~~4. The dwelling shall have a fire retardant roof.~~
- ~~5. Emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year round source) inside rural fire protection districts, 1000 gallons in an enclosed container outside rural fire protection districts or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator will be provided in case of a power failure.~~
- ~~6. The dwelling shall not be sited on a slope of greater than 40 percent.~~
- ~~7. If the dwelling has a chimney or chimneys each chimney shall have a spark arrester.~~

Section 5.08 DEVELOPMENT AND FIRE SITING STANDARDS

The following standards shall apply to all development in an A-2 Agricultural Grazing Zone. Fire siting standards (items 5-8) shall apply only to new dwellings and related structures in the A-2 Zone where the predominant use is forestry [OAR 660-06-055(3)] and where dwellings are on rangeland within one quarter mile of forest land areas.

- 1. Any proposed division of land included within the A-3 Zone resulting in the creation of one or more parcels of land shall be reviewed and approved or disapproved by the County (ORS 215.263).**
- 2. Setbacks from property lines or road rights-of-way shall be a minimum of 20-foot front and rear yards and 10-foot side yards.**
- 3. Animal shelters shall not be located closer than 100 feet to an R-1 or R-2 Zone.**
- 4. Signs shall be limited to the following:**

- a. All off-premise signs within view of any State Highway shall be regulated by State regulation under ORS Chapter 377 and receive building permit approval.
- b. All on-premise signs shall meet the Oregon Administrative Rule regulations for on-premise signs which have the following standards:
 - A. Maximum total sign area for one business is 8% of building area plus utilized parking area, or 2,000 square feet, whichever is less.
 - B. Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.
 - C. Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on-premises signs with the total allowable area of 250 square feet, 125 square feet maximum for any one face of a sign.
 - D. Maximum height of freestanding signs adjacent to interstate highways is 65 feet, for all other highways is 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign.
- c. All on-premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit, Oregon State Highway Division. No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.
- d. All dwelling addresses shall be uniquely designated in accordance with the Union County Road Naming and Addressing Ordinance (Court Order 1988-03) on signs clearly visible and placed at the intersection of the driveway and named road. Rural address markers provided and installed by the Union County Public Works Department shall not be removed, modified or obstructed.
- e. Signs identifying pertinent information such as "dead end road", "bridge out", and so forth, shall be appropriately placed as designated by Union County.
- f. Signs identifying location of a fire-fighting water source and each assess to that source shall be permanently identified and shall indicate whether it is a fire hydrant, a dry hydrant, or another type of water supply.

5. **A new dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body or the nearest rural fire protection district determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the applicant shall provide an alternate means of protecting the dwelling from fire hazards. The means selected may shall include a fire sprinkling system, on site equipment and water storage or other methods which are reasonable, given the site conditions. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.**

In addition to the domestic water source, emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons in an enclosed container outside rural fire protection districts or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator shall be provided in case of a power failure. Property owner/developer shall document each water source and provide that documentation to the appropriate fire protection agency.

6. ~~Driveways and private roads in a forested area shall meet road design standards as follows:~~
6. **Access and Evacuation**
 - a. **Road Construction – All public and private roads shall be constructed to Union County Zoning, Partition and Subdivision Ordinance Section 25.09, Table 7-2 standards; and**
 1. **Public Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 80,000 pounds.**
 2. **Private Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 50,000 pounds.**

- b. **No public or private road shall be constructed with a curve radius of less than 48 feet, measured from the centerline.**
 - c. **A vertical clearance of 14 feet 6 inches.**
 - d. **Driveways in excess of 200 feet long require 20 feet wide by 40 feet long turnouts at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less.**
 - e. **Dead-end roads over 100 feet in length shall have turnarounds of not less than 48 feet radius or where appropriate, a hammerhead turnaround.**
 - f. **Road grades shall not exceed an average of 8% with a maximum of 12% on short pitches, except that Union County shall permit steeper grades where they can be reasonably mitigated and agreed upon by the appropriate fire department or rural fire protection district.**
- 7. Defensible Space**
- a. **Fuel Load Reduction – Each residential dwelling or structure in forested areas shall maintain a defensible space of not less than 30-feet.**
 - b. **Ground Fuel – Dead and down material shall be removed. Ground fuel within the defensible space shall be treated (mowed, mulched, converted to compost, etc.) or removed annually or more frequently as directed by the Oregon Department of Forestry.**
 - c. **Thinning and Pruning – Live vegetation within the defensible space shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.**
 - d. **Dead Trees – Dead trees within a dwelling's defensible space shall be removed.**
 - e. **Ladder Fuels – No ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Vegetation under trees, within the defensible space, shall be maintained at a height that will preclude it functioning as a "ladder" for fire to travel from ground vegetation into the tree crown.**
 - f. **Landscaping – Where landscaping is desired, the applicant may choose from a recommended list of recognized fire resistant vegetation, found in the Fire Resistant Plants for Home Landscapes.**
 - g. **Secondary Fuel Breaks – The applicant for a dwelling within a predominantly forested area or within ¼ mile of a predominantly forested area shall contact Oregon Department of Forestry or the applicable Rural Fire Protection District to determine whether it is necessary to establish a secondary fuel break. If required, a secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary fuel break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.**

- h. Secondary Fuel Break Maintenance – If the Oregon Department of Forestry or applicable Rural Fire Protection District determines a secondary fuel break is necessary in addition to the defensible space, the property owner shall maintain the fuel modification outside of the defensible space. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual secondary fuel break maintenance.**
- i. Defensible Space Maintenance – The property owner shall maintain a defensible space of 30 feet around the primary dwelling. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual defensible space maintenance.**
- j. Location – The dwelling shall not be sited on a slope of greater than 40 percent. New dwellings located closer than 30 feet to a vegetated slope may require special mitigation measures as recommended by an Oregon Department of Forestry Forester. Wider breaks, called secondary fuel breaks, may be required on slopes greater than 30 percent on advice of a State Forester.**
- 8. Design and Construction – All buildings in identified forestland areas or within one quarter mile of a forestland area shall be designed, located and constructed to comply with Oregon's residential building code and with its fire siting standards. In case of conflict between Oregon's residential building code and these fire siting standards, the more stringent fire protection requirements shall be utilized to mitigate the combustibility of structures exposed to potential wildfire.**

 - a. Roofing – Only fire-retardant roof covering assemblies rated Class A, B, or C shall be used. Wood shingle and shake roofs are not permitted.**
 - b. Re-roofing or Roofing Repair of Existing Structures and Dwellings – When 50% or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with these fire siting standards. Ventilation shall be made to comply with Oregon's residential building code.**
 - c. Attic and Sub-floor Ventilation – All vents shall be screened with a corrosion-resistant, noncombustible wire mesh in accordance with Oregon's residential building code.**
 - d. Eaves – Eaves shall be boxed in with ½ inch nominal sheathing or noncombustible materials.**
 - e. Overhanging Projections and Buildings – Porches, decks, patios, balconies, similar undersides of overhangs or the underside of overhanging buildings shall be constructed in accordance with Oregon's residential building code using heavy timber, one-hour fire resistive material or noncombustible material.**

- f. Chimneys and Flues – Every fire place and wood/pellet stove chimney and flue shall be provided with an approved spark arrestor constructed of a minimum 12-gauge welded wire or woven wire mesh, with the openings not to exceed ½ inch. Vegetation shall not be allowed within 10 feet of a chimney outlet.**
- g. Mobile and Manufactured Homes – shall be skirted with noncombustible materials.**

Draft A-3 Zone
Fire Siting Standards

Exhibit – C
(new changes in **BOLD**, ~~strike through~~ items removed)

Union County Zoning, Partition and Subdivision Ordinance
Section 3.08 DEVELOPMENT AND FIRE SITING STANDARDS

The following standards shall apply to all development in an A-3 Agricultural Forest Use Zone. Fire siting standards (items ~~5-11-8~~) shall apply only to new dwellings and related structures in the A-4 Zone where the predominant use is forestry [OAR 660-06-055(3)] and where dwellings are on rangeland within one quarter mile of forest land areas.

1. Any proposed division of land included within the A-3 Zone resulting in the creation of one or more parcels of land shall be reviewed and approved or disapproved by the County (ORS 215.263).
2. Setbacks from property lines or road rights-of-way shall be a minimum of 20-foot front and rear yards and 10-foot side yards.
3. Animal shelters shall not be located closer than 100 feet to an R-1 or R-2 Zone.
4. Signs shall be limited to the following:
 - a. All off-premise signs within view of any State Highway shall be regulated by State regulation under ORS Chapter 377 and receive building permit approval.
 - b. All on-premise signs shall meet the Oregon Administrative Rule regulations for on-premise signs which have the following standards:
 - A. Maximum total sign area for one business is 8% of building area plus utilized parking area, or 2,000 square feet, whichever is less.
 - B. Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.
 - C. Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on-premises signs with the total allowable area of 250 square feet, 125 square feet maximum for any one face of a sign.
 - D. Maximum height of freestanding signs adjacent to interstate highways is 65 feet, for all other highways is 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign.
 - c. All on-premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit, Oregon State Highway Division. No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.

- d. **All dwelling addresses shall be uniquely designated in accordance with the Union County Road Naming and Addressing Ordinance (Court Order 1988-03) on signs clearly visible and placed at the intersection of the driveway and named road. Rural address markers provided and installed by the Union County Public Works Department shall not be removed, modified or obstructed.**
- e. **Signs identifying pertinent information such as "dead end road", "bridge out", and so forth, shall be appropriately placed as designated by Union County.**
- f. **Signs identifying location of a fire-fighting water source and each assess to that source shall be permanently identified and shall indicate whether it is a fire hydrant, a dry hydrant, or another type of water supply.**
5. ~~The~~ **A new dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body or the nearest rural fire protection district determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body applicant may shall provide an alternate means of protecting the dwelling from fire hazards. The means selected may shall include a fire sprinkling system, on site equipment and water storage or other methods which are reasonable, given the site conditions. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.**

In addition to the domestic water source, emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons in an enclosed container outside rural fire protection districts or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator shall be provided in case of a power failure. Property owner/developer shall document each water source and provide that documentation to the appropriate fire protection agency.

6. ~~Driveways and private roads in a forested area shall meet road design standards as follows:~~

6. **Access and Evacuation**

- ~~a. A 12 foot road surface width capable of supporting gross vehicle weights of 50,000 pounds.~~
 - a. **Road Construction – All public and private roads shall be constructed to Union County Zoning, Partition and Subdivision Ordinance Section 25.09, Table 7-2 standards; and**
 - 1. **Public Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 80,000 pounds.**
 - 2. **Private Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 50,000 pounds.**
 - b. ~~A minimum curve radius of 48 feet.~~ **No public or private road shall be constructed with a curve radius of less than 48 feet, measured from the centerline.**
 - c. A vertical clearance of ~~13~~ **14** feet 6 inches.
 - d. Driveways in excess of 200 feet long require 20 feet wide by 40 feet long turnouts at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less.
 - e. Dead-end roads over 100 feet in length shall have turnarounds of not less than 48 feet radius **or where appropriate, a hammerhead turnaround.**
 - f. ~~Bridges, culverts and other structures in the road bed shall be constructed and maintained to support gross weights of 50,000 pounds.~~
 - g. Road grades shall not exceed an average of 8% with a maximum of 12% on short pitches, ~~Variance may be granted by the appropriate rural fire protection district.~~ **except that Union County shall permit steeper grades where they can be reasonably mitigated and agreed upon by the appropriate fire department or rural fire protection district.**
7. **Defensible Space** ~~Each residential dwelling or structure in forested areas shall maintain a primary fuel break of not less than 30 feet. Dead and down material shall be removed and no ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Wider breaks may be required on slopes greater than 30% on advice of a State Forester. A secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.~~
- a. **Fuel Load Reduction – Each residential dwelling or structure in forested areas shall maintain a defensible space of not less than 30-feet.**

- b. **Ground Fuel – Dead and down material shall be removed. Ground fuel within the defensible space shall be treated (mowed, mulched, converted to compost, etc.) or removed annually or more frequently as directed by the Oregon Department of Forestry.**
- c. **Thinning and Pruning – Live vegetation within the defensible space shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.**
- d. **Dead Trees – Dead trees within a dwelling's defensible space shall be removed.**
- e. **Ladder Fuels – No ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Vegetation under trees, within the defensible space, shall be maintained at a height that will preclude it functioning as a "ladder" for fire to travel from ground vegetation into the tree crown.**
- f. **Landscaping – Where landscaping is desired, the applicant may choose from a recommended list of recognized fire resistant vegetation, found in the Fire Resistant Plants for Home Landscapes.**
- g. **Secondary Fuel Breaks – The applicant for a dwelling within a predominantly forested area or within ¼ mile of a predominantly forested area shall contact Oregon Department of Forestry or the applicable Rural Fire Protection District to determine whether it is necessary to establish a secondary fuel break. If required, a secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary fuel break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.**
- h. **Secondary Fuel Break Maintenance – If the Oregon Department of Forestry or applicable Rural Fire Protection District determines a secondary fuel break is necessary in addition to the defensible space, the property owner shall maintain the fuel modification outside of the defensible space. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual secondary fuel break maintenance.**
- i. **Defensible Space Maintenance – The property owner shall maintain a defensible space of 30 feet around the primary dwelling. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual defensible space maintenance.**
- j. **Location – The dwelling shall not be sited on a slope of greater than 40 percent. New dwellings located closer than 30 feet to a vegetated slope may require special mitigation measures as recommended by an Oregon Department of Forestry Forester. Wider breaks, called secondary fuel breaks, may be required on slopes greater than 30 percent on advice of a State Forester.**
- 8. **The dwelling shall have a fire-retardant roof.**

8. **Design and Construction** – All buildings in identified forestland areas or within one quarter mile of a forestland area shall be designed, located and constructed to comply with Oregon's residential building code and with its fire siting standards. In case of conflict between Oregon's residential building code and these fire siting standards, the more stringent fire protection requirements shall be utilized to mitigate the combustibility of structures exposed to potential wildfire.
 - a. **Roofing** – Only fire-retardant roof covering assemblies rated Class A, B, or C shall be used. Wood shingle and shake roofs are not permitted.
 - b. **Re-roofing or Roofing Repair of Existing Structures and Dwellings** – When 50% or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with these fire siting standards. Ventilation shall be made to comply with Oregon's residential building code.
 - c. **Attic and Sub-floor Ventilation** – All vents shall be screened with a corrosion-resistant, noncombustible wire mesh in accordance with Oregon's residential building code.
 - d. **Eaves** – Eaves shall be boxed in with ½ inch nominal sheathing or noncombustible materials.
 - e. **Overhanging Projections and Buildings** – Porches, decks, patios, balconies, similar undersides of overhangs or the underside of overhanging buildings shall be constructed in accordance with Oregon's residential building code using heavy timber, one-hour fire resistive material or noncombustible material.
 - f. **Chimneys and Flues** – Every fire place and wood/pellet stove chimney and flue shall be provided with an approved spark arrestor constructed of a minimum 12-gauge welded wire or woven wire mesh, with the openings not to exceed ½ inch. Vegetation shall not be allowed within 10 feet of a chimney outlet.
 - g. **Mobile and Manufactured Homes** – shall be skirted with noncombustible materials.
- ~~9. Emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons for enclosed containers outside a rural fire protection district or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator will be provided in case of a power failure.~~
- ~~10. The dwelling shall not be sited on a slope of greater than 40 percent.~~
- ~~11. If the dwelling has a chimney or chimneys each chimney shall have a spark arrestor.~~

Draft A-4 Zone
Fire Siting Standards

Exhibit – D
(new changes in **BOLD**, ~~strike through~~ items removed)

Union County Zoning, Partition and Subdivision Ordinance
Section 5.08 DEVELOPMENT AND FIRE SITING STANDARDS

The following standards shall apply to all development in an A-4 Timber-Grazing Zone. Fire siting standards (items **5-8**) shall apply only to new dwellings and related structures in the A-4 Zone where the predominant use is forestry [OAR 660-06-055(3)] and where dwellings are on rangeland within one quarter mile of forest land areas.

1. Any proposed division of land included within the A-4 Zone resulting in the creation of one or more parcels of land shall be reviewed and approved or disapproved by the County (ORS 215.263).
2. Setbacks from property lines or road rights-of-way shall be a minimum of 20-foot front and rear yards and 10-foot side yards.
3. Animal shelters shall not be located closer than 100 feet to an R-1 or R-2 Zone.
4. Signs shall be limited to the following:
 - a. All off-premise signs within view of any State Highway shall be regulated by State regulation under ORS Chapter 377 and receive building permit approval.
 - b. All on-premise signs shall meet the Oregon Administrative Rule regulations for on-premise signs which have the following standards:
 - A. Maximum total sign area for one business is 8% of building area plus utilized parking area, or 2,000 square feet, whichever is less.
 - B. Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.
 - C. Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on-premises signs with the total allowable area of 250 square feet, 125 square feet maximum for any one face of a sign.
 - D. Maximum height of freestanding signs adjacent to interstate highways is 65 feet, for all other highways is 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign.
 - c. All on-premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit, Oregon State Highway Division. No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.

- d. **All dwelling addresses shall be uniquely designated in accordance with the Union County Road Naming and Addressing Ordinance (Court Order 1988-03) on signs clearly visible and placed at the intersection of the driveway and named road. Rural address markers provided and installed by the Union County Public Works Department shall not be removed, modified or obstructed.**
 - e. **Signs identifying pertinent information such as "dead end road", "bridge out", and so forth, shall be appropriately placed as designated by Union County.**
 - f. **Signs identifying location of a fire-fighting water source and each assess to that source shall be permanently identified and shall indicate whether it is a fire hydrant, a dry hydrant, or another type of water supply.**
5. **The A new dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body or the nearest rural fire protection district determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body applicant may shall provide an alternate means of protecting the dwelling from fire hazards. The means selected may shall include a fire sprinkling system, on site equipment and water storage or other methods which are reasonable, given the site conditions. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.**

In addition to the domestic water source, emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons in an enclosed container outside rural fire protection districts or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator shall be provided in case of a power failure. Property owner/developer shall document each water source and provide that documentation to the appropriate fire protection agency.

6. ~~Driveways and private roads in a forested area shall meet road design standards as follows:~~

6. **Access and Evacuation**

- a. ~~A 12 foot road surface width capable of supporting gross vehicle weights of 50,000 pounds.~~
 - a. **Road Construction – All public and private roads shall be constructed to Union County Zoning, Partition and Subdivision Ordinance Section 25.09, Table 7-2 standards; and**
 - 1. **Public Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 80,000 pounds.**
 - 2. **Private Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 50,000 pounds.**
 - b. ~~A minimum curve radius of 48 feet. No public or private road shall be constructed with a curve radius of less than 48 feet, measured from the centerline.~~
 - c. ~~A vertical clearance of 13 14 feet 6 inches.~~
 - d. ~~Driveways in excess of 200 feet long require 20 feet wide by 40 feet long turnouts at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less.~~
 - e. ~~Dead-end roads over 100 feet in length shall have turnarounds of not less than 48 feet radius or where appropriate, a hammerhead turnaround.~~
 - f. ~~Bridges, culverts and other structures in the road bed shall be constructed and maintained to support gross weights of 50,000 pounds.~~
 - g. ~~Road grades shall not exceed an average of 8% with a maximum of 12% on short pitches, Variances may be granted by the appropriate rural fire protection district except that Union County shall permit steeper grades where they can be reasonably mitigated and agreed upon by the appropriate fire department or rural fire protection district.~~
7. **Defensible Space** ~~Each residential dwelling or structure in forested areas shall maintain a primary fuel break of not less than 30 feet. Dead and down material shall be removed and no ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Wider breaks may be required on slopes greater than 30% on advice of a State Forester. A secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.~~
- a. **Fuel Load Reduction – Each residential dwelling or structure in forested areas shall maintain a defensible space of not less than 30-feet.**

- b. **Ground Fuel – Dead and down material shall be removed. Ground fuel within the defensible space shall be treated (mowed, mulched, converted to compost, etc.) or removed annually or more frequently as directed by the Oregon Department of Forestry.**
- c. **Thinning and Pruning – Live vegetation within the defensible space shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.**
- d. **Dead Trees – Dead trees within a dwelling's defensible space shall be removed.**
- e. **Ladder Fuels – No ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Vegetation under trees, within the defensible space, shall be maintained at a height that will preclude it functioning as a "ladder" for fire to travel from ground vegetation into the tree crown.**
- f. **Landscaping – Where landscaping is desired, the applicant may choose from a recommended list of recognized fire resistant vegetation, found in the Fire Resistant Plants for Home Landscapes.**
- g. **Secondary Fuel Breaks – The applicant for a dwelling within a predominantly forested area or within ¼ mile of a predominantly forested area shall contact Oregon Department of Forestry or the applicable Rural Fire Protection District to determine whether it is necessary to establish a secondary fuel break. If required, a secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary fuel break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.**
- h. **Secondary Fuel Break Maintenance – If the Oregon Department of Forestry or applicable Rural Fire Protection District determines a secondary fuel break is necessary in addition to the defensible space, the property owner shall maintain the fuel modification outside of the defensible space. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual secondary fuel break maintenance.**
- i. **Defensible Space Maintenance – The property owner shall maintain a defensible space of 30 feet around the primary dwelling. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual defensible space maintenance.**
- j. **Location – The dwelling shall not be sited on a slope of greater than 40 percent. New dwellings located closer than 30 feet to a vegetated slope may require special mitigation measures as recommended by an Oregon Department of Forestry Forester. Wider breaks, called secondary fuel breaks, may be required on slopes greater than 30 percent on advice of a State Forester.**
- 8. **~~The dwelling shall have a fire retardant roof.~~**

8. **Design and Construction – All buildings in identified forestland areas or within one quarter mile of a forestland area shall be designed, located and constructed to comply with Oregon's residential building code and with its fire siting standards. In case of conflict between Oregon's residential building code and these fire siting standards, the more stringent fire protection requirements shall be utilized to mitigate the combustibility of structures exposed to potential wildfire.**
 - a. **Roofing – Only fire-retardant roof covering assemblies rated Class A, B, or C shall be used. Wood shingle and shake roofs are not permitted.**
 - b. **Re-roofing or Roofing Repair of Existing Structures and Dwellings – When 50% or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with these fire siting standards. Ventilation shall be made to comply with Oregon's residential building code.**
 - c. **Attic and Sub-floor Ventilation – All vents shall be screened with a corrosion-resistant, noncombustible wire mesh in accordance with Oregon's residential building code.**
 - d. **Eaves – Eaves shall be boxed in with ½ inch nominal sheathing or noncombustible materials.**
 - e. **Overhanging Projections and Buildings – Porches, decks, patios, balconies, similar undersides of overhangs or the underside of overhanging buildings shall be constructed in accordance with Oregon's residential building code using heavy timber, one-hour fire resistive material or noncombustible material.**
 - f. **Chimneys and Flues – Every fire place and wood/pellet stove chimney and flue shall be provided with an approved spark arrestor constructed of a minimum 12-gauge welded wire or woven wire mesh, with the openings not to exceed ½ inch. Vegetation shall not be allowed within 10 feet of a chimney outlet.**
 - g. **Mobile and Manufactured Homes – shall be skirted with noncombustible materials.**
- ~~9. Emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons for enclosed containers outside a rural fire protection district or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20-gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator will be provided in case of a power failure.~~
- ~~10. The dwelling shall not be sited on a slope of greater than 40 percent.~~
- ~~11. If the dwelling has a chimney or chimneys each chimney shall have a spark arrestor.~~

Draft R-1 Rural Center Zone
Fire Siting Standards

Exhibit – E
(new changes in **BOLD**, ~~strike-through~~ items removed)

Union County Zoning, Partition and Subdivision Ordinance

Section 6.05 DEVELOPMENT STANDARDS

The following standards shall apply to all development in the R-1 Zone:

1. All Structures shall be set back from property lines a minimum of 20-feet front yard, 10-feet back yard, and 5-feet side yards, except that on a corner lot the side yard on the street side shall be a minimum of 20-feet.
2. The highest floor of a permanently or temporarily occupied dwelling shall not exceed 35 feet.
3. Minimum lot width shall be 100 feet.
4. The minimum lot depth shall be 100 feet.
5. Animals other than cats, dogs and other domestic pets shall be provided at least 10,000 square feet of area and shall be limited to the following density per 10,000 square feet:
 - A. One horse, cow or pig.
 - B. Five sheep or goats.
 - C. Twenty-four chickens or rabbits.
 - D. A nursing horse or cow up to 200 days of age, or a sheep or goat up to 100 days, shall not be considered in calculating the number of allowable animals.
6. Parking space shall be in accord with Section 18.11 of this ordinance.
- ~~7. Each residential dwelling in a forested area shall maintain a fuel break of not less than 30 feet from dense vegetation. Dead or down material shall be removed and no natural or ornamental shrubbery within the fuel break shall provide a means for rapid transmission of fire from outside natural areas. Wider breaks may be required on slopes greater than 30 percent on advice of a State Forester.~~
- ~~8. Standards for signs in the R-1 Zone shall be the same as Section 2.05 6.~~

6.06 Fire Siting Standards

The following standards shall apply to all development in an R-1 Rural Center Zone. Fire siting standards (items 5-11) shall apply only to new dwellings and related structures in the R-1 Zone where the predominant use is forestry [OAR 660-06-055(3)] and where dwellings are on rangeland within one quarter mile of forest land areas.

1. **Signs shall be limited to the following:**
 - a. **All off-premise signs within view of any State Highway shall be regulated by State regulation under ORS Chapter 377 and receive building permit approval.**
 - b. **All on-premise signs shall meet the Oregon Administrative Rule regulations for on-premise signs which have the following standards:**
 - A. **Maximum total sign area for one business is 8% of building area plus utilized parking area, or 2,000 square feet, whichever is less.**
 - B. **Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.**
 - C. **Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on-premises signs with the total allowable area of 250 square feet, 125 square feet maximum for any one face of a sign.**
 - D. **Maximum height of freestanding signs adjacent to interstate highways is 65 feet, for all other highways is 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign.**
 - c. **All on-premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit, Oregon State Highway Division. No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.**
 - d. **All dwelling addresses shall be uniquely designated in accordance with the Union County Road Naming and Addressing Ordinance (Court Order 1988-03) on signs clearly visible and placed at the intersection of the driveway and named road. Rural address markers provided and installed by the Union County Public Works Department shall not be removed, modified or obstructed.**
 - e. **Signs identifying pertinent information such as "dead end road", "bridge out", and so forth, shall be appropriately placed as designated by Union County.**
 - f. **Signs identifying location of a fire-fighting water source and each assess to that source shall be permanently identified and shall indicate whether it is a fire hydrant, a dry hydrant, or another type of water supply.**

2. **A new dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body or the nearest rural fire protection district determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body applicant may shall provide an alternate means of protecting the dwelling from fire hazards. The means selected may shall include a fire sprinkling system, on site equipment and water storage or other methods which are reasonable, given the site conditions. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.**

In addition to the domestic water source, emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons in an enclosed container outside rural fire protection districts or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator shall be provided in case of a power failure. Property owner/developer shall document each water source and provide that documentation to the appropriate fire protection agency.

3. **Access and Evacuation**

- a. **Road Construction – All public and private roads shall be constructed to Union County Zoning, Partition and Subdivision Ordinance Section 25.09, Table 7-2 standards; and**
 1. **Public Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 80,000 pounds.**
 2. **Private Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 50,000 pounds.**

- b. ~~A minimum curve radius of 48 feet.~~ No public or private road shall be constructed with a curve radius of less than 48 feet, measured from the centerline.
 - c. A vertical clearance of 14 feet 6 inches.
 - d. Driveways in excess of 200 feet long require 20 feet wide by 40 feet long turnouts at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less.
 - e. Dead-end roads over 100 feet in length shall have turnarounds of not less than 48 feet radius or where appropriate, a hammerhead turnaround.
 - f. Road grades shall not exceed an average of 8% with a maximum of 12% on short pitches, except that Union County shall permit steeper grades where they can be reasonably mitigated and agreed upon by the appropriate fire department or rural fire protection district.
4. **Defensible Space**
- a. **Fuel Load Reduction** – Each residential dwelling or structure in forested areas shall maintain a defensible space of not less than 30-feet.
 - b. **Ground Fuel** – Dead and down material shall be removed. Ground fuel within the defensible space shall be treated (mowed, mulched, converted to compost, etc.) or removed annually or more frequently as directed by the Oregon Department of Forestry.
 - c. **Thinning and Pruning** – Live vegetation within the defensible space shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.
 - d. **Dead Trees** – Dead trees within a dwelling's defensible space shall be removed.
 - e. **Ladder Fuels** – No ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Vegetation under trees, within the defensible space, shall be maintained at a height that will preclude it functioning as a "ladder" for fire to travel from ground vegetation into the tree crown.
 - f. **Landscaping** – Where landscaping is desired, the applicant may choose from a recommended list of recognized fire resistant vegetation, found in the Fire Resistant Plants for Home Landscapes.
 - g. **Secondary Fuel Breaks** – The applicant for a dwelling within a predominantly forested area or within ¼ mile of a predominantly forested area shall contact Oregon Department of Forestry or the applicable Rural Fire Protection District to determine whether it is necessary to establish a secondary fuel break. If required, a secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary fuel break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.

- h. Secondary Fuel Break Maintenance – If the Oregon Department of Forestry or applicable Rural Fire Protection District determines a secondary fuel break is necessary in addition to the defensible space, the property owner shall maintain the fuel modification outside of the defensible space. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual secondary fuel break maintenance.**
- i. Defensible Space Maintenance – The property owner shall maintain a defensible space of 30 feet around the primary dwelling. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual defensible space maintenance.**
- j. Location – The dwelling shall not be sited on a slope of greater than 40 percent. New dwellings located closer than 30 feet to a vegetated slope may require special mitigation measures as recommended by an Oregon Department of Forestry Forester. Wider breaks, called secondary fuel breaks, may be required on slopes greater than 30 percent on advice of a State Forester.**
- 5. Design and Construction – All buildings in identified forestland areas or within one quarter mile of a forestland area shall be designed, located and constructed to comply with Oregon's residential building code and with its fire siting standards. In case of conflict between Oregon's residential building code and these fire siting standards, the more stringent fire protection requirements shall be utilized to mitigate the combustibility of structures exposed to potential wildfire.**

 - a. Roofing – Only fire-retardant roof covering assemblies rated Class A, B, or C shall be used. Wood shingle and shake roofs are not permitted.**
 - b. Re-roofing or Roofing Repair of Existing Structures and Dwellings – When 50% or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with these fire siting standards. Ventilation shall be made to comply with Oregon's residential building code.**
 - c. Attic and Sub-floor Ventilation – All vents shall be screened with a corrosion-resistant, noncombustible wire mesh in accordance with Oregon's residential building code.**
 - d. Eaves – Eaves shall be boxed in with ½ inch nominal sheathing or noncombustible materials.**
 - e. Overhanging Projections and Buildings – Porches, decks, patios, balconies, similar undersides of overhangs or the underside of overhanging buildings shall be constructed in accordance with Oregon's residential building code using heavy timber, one-hour fire resistive material or noncombustible material.**
 - f. Chimneys and Flues – Every fire place and wood/pellet stove chimney and flue shall be provided with an approved spark arrestor constructed of a**

minimum 12-gauge welded wire or woven wire mesh, with the openings not to exceed ½ inch. Vegetation shall not be allowed within 10 feet of a chimney outlet.

- g. Mobile and Manufactured Homes – shall be skirted with noncombustible materials.**

Draft R-3 Farm Residential Use Zone
Fire Siting Standards

Exhibit – F
(new changes in **BOLD**, ~~strike through~~ items removed)

Union County Zoning, Partition and Subdivision Ordinance

8.05 DEVELOPMENT STANDARDS

1. All structures shall be set back from property lines a minimum of 20-foot front and rear yards and 10-foot side yards.
2. Animal shelters shall not be located closer than 100 feet to an R-1 or R-2 Zone.
3. ~~Each residential dwelling in a forested area shall maintain a fuel break of not less than 30 feet from dense vegetation. Dead and down material shall be removed and no natural or ornamental shrubbery within the fuel break shall provide a means for rapid transmission of fire from outside natural areas. Wider breaks may be required on slopes greater than 30 percent on advice of a State Forester.~~
4. ~~Signs in the R-3 Zone shall be limited to the following:~~
 - ~~A. Same as Section 2.05-6.~~

8.06 Fire Siting Standards

The following standards shall apply to all development in an R-3 Farm Residential Zone. Fire siting standards (items 5-11) shall apply only to new dwellings and related structures in the R-3 Zone where the predominant use is forestry [OAR 660-06-055(3)] and where dwellings are on rangeland within one quarter mile of forest land areas.

1. **Signs shall be limited to the following:**
 - a. **All off-premise signs within view of any State Highway shall be regulated by State regulation under ORS Chapter 377 and receive building permit approval.**
 - b. **All on-premise signs shall meet the Oregon Administrative Rule regulations for on-premise signs which have the following standards:**
 - A. **Maximum total sign area for one business is 8% of building area plus utilized parking area, or 2,000 square feet, whichever is less.**
 - B. **Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.**

- C. **Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on-premises signs with the total allowable area of 250 square feet, 125 square feet maximum for any one face of a sign.**
 - D. **Maximum height of freestanding signs adjacent to interstate highways is 65 feet, for all other highways is 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign.**
- c. **All on-premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit, Oregon State Highway Division. No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.**
 - d. **All dwelling addresses shall be uniquely designated in accordance with the Union County Road Naming and Addressing Ordinance (Court Order 1988-03) on signs clearly visible and placed at the intersection of the driveway and named road. Rural address markers provided and installed by the Union County Public Works Department shall not be removed, modified or obstructed.**
 - e. **Signs identifying pertinent information such as "dead end road", "bridge out", and so forth, shall be appropriately placed as designated by Union County.**
 - f. **Signs identifying location of a fire-fighting water source and each assess to that source shall be permanently identified and shall indicate whether it is a fire hydrant, a dry hydrant, or another type of water supply.**
2. **A new dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body or the nearest rural fire protection district determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body applicant may shall provide an alternate means of protecting the dwelling from fire hazards. The means selected may shall include a fire sprinkling system, on site equipment and water storage or other methods which are reasonable, given the site conditions. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.**

In addition to the domestic water source, emergency water storage for dwellings in forested areas during Department of State Forestry designated fire season shall have a minimum capacity of 500 gallons (year-round source) inside rural fire protection districts, 1000 gallons in an enclosed container outside rural fire protection districts or 4,000 gallons for open water impoundments outside rural fire protection districts, with a 20 gallon per minute pump and an adequate length of hose and nozzle or an equivalent supply. A gravity flow system, gas powered pump or generator shall be provided in case of a power failure. Property owner/developer shall document each water source and provide that documentation to the appropriate fire protection agency.

3. Access and Evacuation

- a. **Road Construction – All public and private roads shall be constructed to Union County Zoning, Partition and Subdivision Ordinance Section 25.09, Table 7-2 standards; and**
1. **Public Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 80,000 pounds.**
 2. **Private Roads, bridges, culverts, road surfaces and other structures in the roadbed shall be constructed and maintained to support a gross vehicle weight of 50,000 pounds.**
- b. **~~A minimum curve radius of 48 feet.~~ No public or private road shall be constructed with a curve radius of less than 48 feet, measured from the centerline.**
- c. **A vertical clearance of 14 feet 6 inches.**
- d. **Driveways in excess of 200 feet long require 20 feet wide by 40 feet long turnouts at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less.**
- e. **Dead-end roads over 100 feet in length shall have turnarounds of not less than 48 feet radius or where appropriate, a hammerhead turnaround.**
- f. **Road grades shall not exceed an average of 8% with a maximum of 12% on short pitches, except that Union County shall permit steeper grades where they can be reasonably mitigated and agreed upon by the appropriate fire department or rural fire protection district.**
- 4. Defensible Space**
- a. **Fuel Load Reduction – Each residential dwelling or structure in forested areas shall maintain a defensible space of not less than 30-feet.**
- b. **Ground Fuel – Dead and down material shall be removed. Ground fuel within the defensible space shall be treated (mowed, mulched, converted to compost, etc.) or removed annually or more frequently as directed by the Oregon Department of Forestry.**

- c. **Thinning and Pruning** – Live vegetation within the defensible space shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.
- d. **Dead Trees** – Dead trees within a dwelling's defensible space shall be removed.
- e. **Ladder Fuels** – No ornamental shrubbery, single species trees or similar plants shall provide means of rapidly transmitting fire from native growth to structures. Vegetation under trees, within the defensible space, shall be maintained at a height that will preclude it functioning as a "ladder" for fire to travel from ground vegetation into the tree crown.
- f. **Landscaping** – Where landscaping is desired, the applicant may choose from a recommended list of recognized fire resistant vegetation, found in the Fire Resistant Plants for Home Landscapes.
- g. **Secondary Fuel Breaks** – The applicant for a dwelling within a predominantly forested area or within ¼ mile of a predominantly forested area shall contact Oregon Department of Forestry or the applicable Rural Fire Protection District to determine whether it is necessary to establish a secondary fuel break. If required, a secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary fuel break shall be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees shall be removed.
- h. **Secondary Fuel Break Maintenance** – If the Oregon Department of Forestry or applicable Rural Fire Protection District determines a secondary fuel break is necessary in addition to the defensible space, the property owner shall maintain the fuel modification outside of the defensible space. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual secondary fuel break maintenance.
- i. **Defensible Space Maintenance** – The property owner shall maintain a defensible space of 30 feet around the primary dwelling. If the property owner does not permanently reside on the property, then the property owner shall arrange for annual defensible space maintenance.
- j. **Location** – The dwelling shall not be sited on a slope of greater than 40 percent. New dwellings located closer than 30 feet to a vegetated slope may require special mitigation measures as recommended by an Oregon Department of Forestry Forester. Wider breaks, called secondary fuel breaks, may be required on slopes greater than 30 percent on advice of a State Forester.
- 5. **Design and Construction** – All buildings in identified forestland areas or within one quarter mile of a forestland area shall be designed, located and constructed to comply with Oregon's residential building code and with its fire siting standards. In case of conflict between Oregon's residential building code and these fire siting standards, the more stringent fire protection requirements shall be utilized to mitigate the combustibility of structures exposed to potential wildfire.

- a. **Roofing – Only fire-retardant roof covering assemblies rated Class A, B, or C shall be used. Wood shingle and shake roofs are not permitted.**
- b. **Re-roofing or Roofing Repair of Existing Structures and Dwellings – When 50% or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with these fire siting standards. Ventilation shall be made to comply with Oregon's residential building code.**
- c. **Attic and Sub-floor Ventilation – All vents shall be screened with a corrosion-resistant, noncombustible wire mesh in accordance with Oregon's residential building code.**
- d. **Eaves – Eaves shall be boxed in with ½ inch nominal sheathing or noncombustible materials.**
- e. **Overhanging Projections and Buildings – Porches, decks, patios, balconies, similar undersides of overhangs or the underside of overhanging buildings shall be constructed in accordance with Oregon's residential building code using heavy timber, one-hour fire resistive material or noncombustible material.**
- f. **Chimneys and Flues – Every fire place and wood/pellet stove chimney and flue shall be provided with an approved spark arrestor constructed of a minimum 12-gauge welded wire or woven wire mesh, with the openings not to exceed ½ inch. Vegetation shall not be allowed within 10 feet of a chimney outlet.**
- g. **Mobile and Manufactured Homes – shall be skirted with noncombustible materials.**

Draft R-4 Forest Residential Zone
Fire Siting Standards

Exhibit – G
(new changes in **BOLD**, strike through items removed)

Union County Zoning, Partition and Subdivision Ordinance

9.05 DEVELOPMENT STANDARDS

The following standards shall apply to all development in an R-4 Zone:

1. All structures are subject to Site Plan Requirements in accordance with Section 20.10
2. All structures shall be set back from property lines a minimum of 20-foot front and rear yards and 10-foot side yards.
- ~~3. Each residential dwelling or structure in a forested area shall maintain a primary fuel break of not less than 30 feet. Dead and down material shall be removed and no ornamental shrubbery, single specimen trees or similar plants should provide means of rapidly transmitting fire from native growth to structures. Wider breaks may be required on slopes greater than 30% on advice of a State Forester. A secondary fuel break extending a minimum of 100 feet in all directions is required to reduce fuels so that the overall intensity of any wildfire would be lessened. Vegetation within the secondary break should be pruned and spaced. Small trees, brush and dead fuels underneath and around larger trees should be removed.~~
4. Signs shall be limited to the following:
 - ~~A. All off premise signs within view of any State Highway shall be regulated by State regulations under ORS Chapter 377 and receive building permit approval.~~
 - ~~B. All on premise signs shall meet the Oregon Administrative Rule regulations for on premise signs which have the following standards:
 - ~~(1) Maximum total sign area for one business is 8% of building area plus utilized parking area, or 2,000 square feet, whichever is less.~~
 - ~~(2) Display area maximum is 825 square feet for each face of any one sign, or half the total allowable sign area, whichever is less.~~
 - ~~(3) Businesses which have no buildings located on the premises or have buildings and parking area allowing a sign area of less than 250 square feet may erect and maintain on premise signs with the total allowable area of 250 square feet, 125 square feet maximum for any one face of a sign.~~
 - ~~(4) Maximum height of freestanding signs adjacent to interstate highways is 65 feet, for all other highways is 35 feet, measured from the highway surface or the premises grade, whichever is higher to the top of the sign. Maximum height of roof signs is 15~~~~

feet above roof line or highway grade, whichever is higher to the top of the sign.

~~C. All on-premise signs within view or 660 feet of any State Highway shall obtain permit approval from the Permit Unit Oregon State Highway Division. No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.~~

~~No sign shall be moving, revolving or flashing, and all lighting shall be directed away from residential use or zones, and shall not be located so as to detract from a motorists vision except for emergency purposes.~~

8.06 Fire Siting Standards

The following standards shall apply to all development in an R-4 Forest Residential Zone. Fire siting standards (items 5-11) shall apply only to new dwellings and related structures in the R-4 Zone where the predominant use is forestry [OAR 660-06-055(3)] and where dwellings are on rangeland within one quarter mile of forest land areas.

1. Signs shall be limited to the following:
 - a. All off-premise signs within view of any State Highway shall be regulated by State regulation under ORS Chapter 377 and receive building permit approval.
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 - f. **Signs identifying location of a fire-fighting water source and each assess to that source shall be permanently identified and shall indicate whether it is a fire hydrant, a dry hydrant, or another type of water supply.**
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3. Access and Evacuation

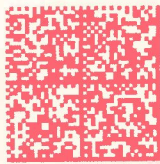
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 - c. **A vertical clearance of 14 feet 6 inches.**
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**UNION COUNTY
PLANNING DEPARTMENT**

1001 4th Street, Suite C
LA GRANDE, OREGON 97850

TO

Attn: Plan Amendment Specialist
DLCD
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540