

# WASCO COUNTY ZONE DESCRIPTIONS

---

## RESOURCE ZONES

### F-1 - Forest Zone

Primary Purpose: Continued practice of timber production, harvesting and related areas, and to help protect those areas from the hazards of fire, pollution, and the conflicts of urbanization. Also to preserve and protect watersheds including the protection of surface water sources relied on for public drinking water, wildlife habitats and other uses associated with the forest, and preserve and maintain the high positive visual aspect of the forest area.

Minimum Division: 80 acres with some exceptions

Existing Energy Related Language:

Permitted Uses:

-Local Distribution Lines (electrical) and accessory equipment

Conditional Uses

-Utility Facilities for Generating Power (>20 acres = goal exception)

-Transmission Towers

### F-2(80) – Forest Zone

Primary Purpose: To protect land designated as Forest that is suitable and desirable for commercial forestry activities. The scope of the zone also encompasses the management of areas for the continued use of lands for renewable resource production, retention of water resources, open space, recreation, wildlife habitats and related forest uses.

Minimum Division: 80 acres with some exceptions

Existing Energy Related Language:

Permitted Uses:

-Local Distribution Lines (electrical) and accessory equipment

Conditional Uses

-Utility Facilities for Generating Power (>10 acres = goal exception)

-Transmission Towers

### A-1(160) & (40) – Exclusive Farm Use Zone

Primary Purpose: Preserve and maintain agricultural lands for farm use consistent with historical, existing and future needs, including economic needs that pertain to the production of agricultural products.

Minimum Division: 160 & 40 acres as designated with some exceptions

Existing Energy Related Language:

Allowed without review: Utility service lines for properties

Permitted Uses:

-Transmission Under 200' in height

-Met Towers & Non-Commercial Wind Towers

-Hydro Facilities

Conditional Uses

-Commercial Utility Facilities (wind, hydro and other) for the purpose of generating power.

-Transmission over 200 feet  
Additional Standards

-Wind Generation Facility standards to minimize impacts to farmland

---

## NON-RESOURCE ZONES

### F-F(10) - Forest Farm Zone

Primary Purpose: To permit those lands which have not been in commercial agriculture or timber production to be used for small scale, part-time farm or forest units by allowing residential dwellings in conjunction with a farm use while preserving open space and other forest uses. (Non-resource determination by state)

Minimum Division: 10 acres

Existing Energy Related Language:

Permitted Uses:

-Non-Commercial Energy Facilities subject to Chapter 19

Conditional Uses

-Commercial Energy Facilities subject to Chapter 19

### A-R – Agricultural Recreation

Primary Purpose: Provide areas for outdoor recreation and to allow controlled growth to continue in existing rural communities and rural exception areas.

Minimum Division: 2 acres (avg parcel size of Pine Hollow & Sportsman's Park is less)

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Non-Commercial and Commercial energy facilities subject to Chapter 19

### R-R(5) - Rural Residential

Primary Purpose: Provide for low density residential and agricultural uses in a rural atmosphere which will not conflict with commercial agricultural operations.

Minimum Division: 5 acres

Existing Energy Related Language:

Permitted Uses:

-Non-Commercial Energy Facilities subject to Chapter 19

Conditional Uses

-Commercial Energy Facilities subject to Chapter 19

### R-R(10) - Rural Residential

Primary Purpose: Provide for low density residential and small scale, part time agricultural and forest uses in a rural atmosphere which will not conflict with commercial agricultural operations, while preserving open space and other forest uses.

Minimum Division: 10 acres

Existing Energy Related Language:

Permitted Uses:

-Non-Commercial Energy Facilities subject to Chapter 19

Conditional Uses

-Commercial Energy Facilities subject to Chapter 19

R-R(2) – Rural Residential

Primary Purpose: Provide for single-family residential use plus related compatible uses such as schools and parks.

Minimum Division: 2 acres

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-None

R-C – Rural Commercial

Primary Purpose: Provide for a wide variety of commercial and housing and related activities.

Minimum Division: Based on the amount of area required for proper sanitation, off-street parking, maintenance of setbacks and compatibility with adjacent uses.

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Wind Energy Conversion System subject to Chapter 19

R-I – Rural Industrial

Primary Purpose: Create, preserve, and enhance areas containing secondary manufacturing and related establishments and intense commercial uses with limited external impact.

Minimum Division: based on the amount of area required for proper sanitation, off-street parking, loading, maintenance of setbacks and compatibility with adjacent uses.

Existing Energy Related Language:

Permitted Uses:

-Commercial & Non-Commercial Energy Facilities subject to Chapter 19

Conditional Uses

-None

TVR – Tygh Valley Residential

Primary Purpose: Provide for single family residential use.

Minimum Division: 4 acres (test down to .5 acres)

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-None

TVC – Tygh Valley Commercial

Primary Purpose: Provide areas for localized shopping facilities.

Minimum Division: Shall be determined based on the amount of area required for proper sanitation, off-street parking, loading, maintenance of setbacks and compatibility with adjacent uses.

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Wind Energy Conversion Systems subject to Chapter 19

TVM1 – Tygh Valley Light Industrial/Commercial

Primary Purpose: To create, preserve, and enhance areas containing secondary manufacturing and related establishments and commercial uses with limited external impact.

Minimum Division: Based on the amount of area required for proper sanitation, off-street parking, loading, maintenance of setbacks and compatibility with adjacent uses.

Existing Energy Related Language:

Permitted Uses:

-Non-Commercial Energy Facilities subject to Chapter 19

Conditional Uses

-Wind Energy Conversion Systems subject to Chapter 19

TVM2 – Tygh Valley Medium Industrial

Primary Purpose: Provide for the location of needed industrial uses which are not dependent upon urban services.

Minimum Division: Based on the amount of area required for proper sanitation, off street parking and loading, maintenance of setbacks and compatibility with adjacent areas.

Existing Energy Related Language:

Permitted Uses:

-Commercial & Non-Commercial Energy Facilities subject to Chapter 19

Conditional Uses

-None

TVRR – Tygh Valley Rural Reserve

Primary Purpose: Provide a zone where sensitive areas can be protected and community open space and recreational needs can be accommodated.

Minimum Division: None – No new parcels.

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-None

TVAG – Tygh Valley Agriculture

Primary Purpose: To preserve and maintain agricultural lands for farm use consistent with its location within the Rural Community Boundary.

Minimum Division: 20 acres

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Commercial & Non-Commercial Energy Facilities subject to Chapter 19

RCWAMR2 – Wamic Residential(2)

Primary Purpose: Provide for a single family residential use including mobile homes plus related compatible uses such as schools and parks.

Minimum Division: 2 acres

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Commercial & Non-Commercial Energy Facilities subject to Chapter 19

RCWAMR5 – Wamic Residential(5)

Primary Purpose: Provide for a single family residential use including mobile homes plus related compatible uses such as schools and parks.

Minimum Division: 5 acres

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Commercial & Non-Commercial Energy Facilities subject to Chapter 19

RCWAMC2 – Wamic Commercial

Primary Purpose: Provide areas for localized shopping facilities.

Minimum Division: Shall be determined based on the amount of area required for proper sanitation, off-street parking, loading, landscaped area, maintenance of setbacks and compatibility with adjacent uses.

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-Wind Energy Conversion System subject to Chapter 19

RCWAMC2 – Wamic Medium Industrial

Primary Purpose: To create, preserve and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

Minimum Division: Based on the amount of area required for proper sanitation, off street parking and loading, landscaped area, maintenance of setbacks and compatibility with adjacent areas

Existing Energy Related Language:

Permitted Uses:

-None

Conditional Uses

-None