

ARTICLE 61 - RURAL RESIDENTIAL ZONES (RR-1, RR-2.5, RR-5)

61.010 - PURPOSE

The purpose of this zone is to preserve the rural character of Josephine County while providing areas for rural residential living. This zone provides a classification for lands already committed to residential development, or for lands which have been excepted from the statewide planning goals on agriculture and forest lands. Densities established by this zone for developing areas are intended to ensure that development does not exceed the carrying capacity of the land to support sewage disposal systems, consumptive groundwater withdrawal, and environmental quality.

ARTICLE 62 - RURAL COMMERCIAL ZONE

62.010 - PURPOSE

The purpose of the Rural Commercial zone is to provide for small-scale commercial uses that are intended to serve nearby residents and the traveling public in a way that remains rural in character.

ARTICLE 63 - RURAL INDUSTRIAL ZONE

63.010 - PURPOSE

The Rural Industrial zone is intended to provide appropriate areas for the development of small scale industrial uses which, by their nature, are essential to a balanced economic base in the county and do not require full urban services. This zone is generally intended to be applied in areas that can provide the limited services necessary or in areas already committed to industrial use.

ARTICLE 64 - EXCLUSIVE FARM & FARM RESOURCE ZONES

64.010 - PURPOSE

The purposes of the Exclusive Farm and Farm Resource Zones (hereinafter called "Farm Zones") are to preserve agricultural land most appropriate for farm use and to provide beneficial uses for lands not capable of farming without creating conflicts between suburban expansion and farm use. The uses established by this zone are the ones authorized by the Oregon Revised Statutes, Chapter 215, and which are acknowledged to be in compliance with the statewide Planning Goal #3 for Agricultural Lands which are potentially productive for farm use. The Farm Zones are intended to guarantee the right to conduct normal farm practices and to facilitate and encourage resource management activities. Normal resource management practices shall not be considered a nuisance in the Farm Zones or adjacent Zones. Nothing in this regulation is intended to interfere with normal resource management practices that might result in conditions such as noise, dust or odor. Residents of the Farm Zones should recognize that the intent of the Farm Zones is to protect resource activities, and in the event of a conflict between residential use and resource practices, this code will be interpreted in favor of resource practices.

ARTICLE 65 - FOREST COMMERCIAL & WOODLOT RESOURCE ZONES

65.010 - PURPOSE

The Forest Commercial and Woodlot Resource Zones (hereinafter called "Forest Zones") are intended to implement the Goals and Policies of the Josephine County Comprehensive Plan by conserving and protecting lands for forest uses. The Forest Zones are designed to provide a classification for commercial forest lands in private ownerships and for public lands administered by forest management agencies, encourage the management of commercial forest lands as a stable timber base, and to conserve natural resources by reducing hazards. This zone is consistent with Statewide Planning Goal #4 for conservation of forest lands. The Forest Zones are intended to facilitate the right to conduct forest practices consistent with the Forest Practices Act and to encourage and promote the development and conservation of natural resources. Normal forest management, mining, or agricultural practices shall not be considered a nuisance condition in these zones or bordering zones, provided that

such actions are consistent with the standards of the Oregon Forest Practices Act and do not extend beyond the boundaries of the Forest Zones. Nothing in this regulation is intended to interfere with normal forestry or agricultural practices that might result in conditions such as noise, dust or odor. Residents of this zone must recognize that the intent of the zone is to protect resource management activities and that in the event of a conflict between residential use and normal forestry or agricultural practices, this code will be interpreted in favor of the resource management practice.

MERLIN / NORTH VALLEY UNINCORPORATED RURAL COMMUNITY

ARTICLE 101.1 - COMMUNITY RESIDENTIAL ZONE (CR)

101.110 - PURPOSE

The purpose of the Community Residential zone is to authorize residential uses, residential accessory uses, conditional uses and temporary uses at locations, densities and under conditions that are consistent with the development requirements for unincorporated rural community planning. The Community Residential zone shall provide residential zoning classifications for lands already zoned and committed to rural residential development at the time this zone is implemented.

The Community Residential zone shall designate two zoning categories based upon the density permitted by the division and development within these categories. The first category shall be known as the Community Residential – 2 Acre zone. All lands zoned for Rural Residential – 1 Acre and 2.5 Acre by the Josephine County Comprehensive Plan prior to the establishment of the MNVC plan shall be included in this category. The second category shall be known as the Community Residential – 5 Acre zone. All lands zoned for Rural Residential – 5 Acre by the Josephine County Comprehensive Plan prior to the establishment of the MNVC plan shall be included in this category.

ARTICLE 101.2 - COMMUNITY COMMERCIAL ZONE (CC)

101.210 – PURPOSE

The Community Commercial zone is intended to allow a broad range of professional, commercial and institutional uses to meet the general needs of residents within or near the MNVC. The Community Commercial zone shall include lands already zoned and committed to rural commercial zoning at the time this zone is implemented.

ARTICLE 101.3 – COMMUNITY LIGHT INDUSTRIAL PARK ZONE (CLI)

101.310 – PURPOSE

The Community Light Industrial zone is intended to allow a broad range of uses that involve the research, design and development of products or components, and the light manufacturing, fabrication and assembly of such products or components. The Community Light Industrial zone shall include lands already zoned and committed to rural Light Industrial zoning at the time this zone is implemented.

ARTICLE 101.4 COMMUNITY INDUSTRIAL ZONE (CI)

101.410 – PURPOSE

The Community Industrial Zone is intended to allow a broad range of intensive institutional and industrial uses that are more likely to involve significant land use impacts. Lands within this zone are areas that are now developed, or historically developed, with heavier institutional or industrial uses. The Community Industrial zone shall include lands already zoned and committed to Rural Industrial zoning at the time this zone is implemented.