

Josephine County 2012 Ordinances

| No. | Date Signed | Effective Date | Description |
|----------|-------------|-------------------|--|
| 2012-001 | 02/1/2012 | 05/01/2012 | An Ordinance amending the Comprehensive Plan Map of Josephine County (Ordinance 81-11, as amended) from Forest to Residential and amending the Zoning Map of Josephine County (Ordinance 85-1, as amended) from Woodlot Resource (WR) to Rural Residential 5 Acre minimum (RR-5). The subject property is identified in the Josephine County Assessor's Records as Map 37-05-35, Tax Lot 102 . The property owners are Glenn & Penni Wicks . |
| 2012-002 | 07/18/2012 | 10/17/2012 | A new text amendment to the Josephine County Rural Land Development Code (Ordinance 94-4), Article 99 (Wireless Communications Facilities). |
| 2012-003 | 09/12/2012 | 12/11/2012 | A new text amendment to the Josephine County Rural Land Development Code (Ordinance 94-4), regarding Article 92, Home Occupations, Article 11 – Definitions, Sections 62.020.E, 101.220.D, 61.020, 61.030, 64.030, 64.040, 65.025, 65.030, 67.020, 67.030, 68.020, and 68.030. |
| 2012-004 | 12/19/2012 | 03/19/2013 | Adoption of the I-5 Interchange 61 (Louse Creek) Interchange Area Management Plan (IAMP) and an amendment to the Transportation System Plan, an element of the County Comprehensive Plan. |

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR JOSEPHINE COUNTY
STATE OF OREGON**

ORDINANCE NO. 2012-004

**IN THE MATTER OF AN AMENDMENT TO THE TRANSPORTATION SYSTEM
PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN, ADOPTING THE I-5
INTERCHANGE 61 (LOUSE CREEK) INTERCHANGE AREA MANAGEMENT PLAN
(IAMP)**

WHEREAS, the Oregon Department of Transportation (ODOT) requested amendment to the Transportation System Plan, an element of the Josephine County Comprehensive Plan; and

WHEREAS, the Planning Commission, pursuant to the review authority granted in Section 46.020 of the RLDC, and Goal 11, Policy 1, of the Josephine County Goals and Policies of the Comprehensive Plan, conducted a public hearing on September 17, 2012 regarding the proposed text amendment, after required notice by publication, community advertisement, and mailing to property owners within the I-5 Interchange 61 IAMP area, interested agencies and organizations; and

WHEREAS, after due consideration of the proposed amendments and the testimony and evidence from those participating at the hearing, the Planning Commission concluded by a vote of 7-0 to approve the amendments; and

WHEREAS, written findings of approval were prepared, approved, and signed by the Planning Commission Chair on October 31, 2012, which findings have been entered into the official record of the proceedings kept by the Planning Director; and

WHEREAS, notice of the Planning Commission's decision was given as required by law, and the decision having now become final without appeal; and

WHEREAS, the Josephine County Board of Commissioners, upon review of the record of the Planning Commission proceedings and the written Findings of Approval, and after discussing these matters with the Josephine County Planning Director, find the approved text amendment advances the policies and purposes of the Josephine County Comprehensive Plan; and

WHEREAS, the authority to implement legislative amendments to the county's comprehensive plan by ordinance resides solely with the Board of Commissioners, as specified in Goal 11, Policy 1.D[2], and the RLDC, Section 46.020.B.2;

NOW, THEREFORE, based upon all of the foregoing recitals, the Board does hereby adopt the I-5 Interchange 61 (Louse Creek) Interchange Area Management Plan, Volumes I and II as an amendment to the Josephine County Transportation System Plan, an element of the Comprehensive



Plan, depicted in the attached *Exhibit A* and *Exhibit B*.

Section 2. Affirmation

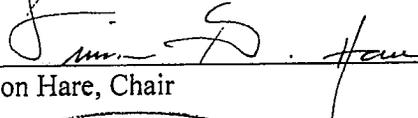
Except as specifically amended by the provisions of this Ordinance, the Comprehensive Plan (Ordinance 81-11) is hereby affirmed in all other respects.

Section 3. Effective Date:

First reading by the Board of County Commissioners this 21st day of November, 2012.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 19th day of December, 2012. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

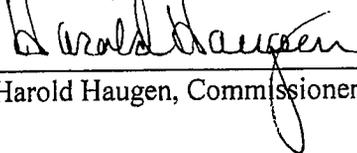
JOSEPHINE COUNTY BOARD OF COUNTY COMMISSIONERS:



Simon Hare, Chair

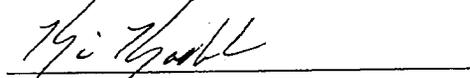


Don Reedy, Vice-Chair

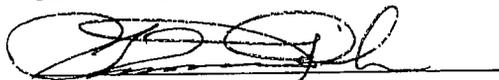


Harold Haugen, Commissioner

ATTEST:


Recording Secretary

APPROVED AS TO FORM:


Steven E. Rich, Legal Counsel

**BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON**

ORDINANCE NO. 2012-001

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP OF JOSEPHINE COUNTY (ORDINANCE 81-11, AS AMENDED) FROM FOREST TO RESIDENTIAL AND AMENDING THE ZONING MAP OF JOSEPHINE COUNTY (ORDINANCE 85-1, AS AMENDED) FROM WOODLOT RESOURCE (WR) TO RURAL RESIDENTIAL 5 ACRE MINIMUM (RR-5). THE SUBJECT PROPERTY IS IDENTIFIED IN THE JOSEPHINE COUNTY ASSESSOR'S RECORDS AS: MAP 37-05-35, TL 102. THE PROPERTY OWNERS ARE GLENN AND PENNI WICKS.

WHEREAS, the Josephine County Board of Commissioners held public hearings on July 27, 2011 and August 17, 2011 to consider the request as described above; and

WHEREAS, the Josephine County Rural Planning Commission previously held a public hearing on June 20, 2011, and recommended a decision of approval to the Board of Commissioners as required by the county's comprehensive plan; and

WHEREAS, the Board of Commissioners received testimony and evidence from the planning staff, the applicant and other land use participants, both for and against the request, and concluded that the applicants met their burden of proof, and that the Comprehensive Plan Map and Zone Map changes as requested comply with the requirements of Josephine County and State Law pertaining to such matters;

NOW, THEREFORE, based on the foregoing, the Board of Commissioners for Josephine County, Oregon, hereby ordains as follows:

SECTION 1: COMPREHENSIVE PLAN MAP AMENDMENT

The Josephine County Comprehensive Plan Map is hereby amended from Forest to Residential for the property identified as Assessor's Map: Township 37, Range 05, Section 35, Tax Lot 102.

SECTION 2: ZONE MAP AMENDMENT

The Josephine County Zoning Map is hereby amended from Woodlot Resource (WR) to Rural Residential 5 Acre minimum (RR-5) for the property identified as Assessor's Map: Map 37-05-35, Tax Lot 102.

SECTION 3: AFFIRMATION

Except as otherwise provided herein, Josephine County Ordinances 81-11 and 85-1 are hereby affirmed as originally adopted and subsequently amended.

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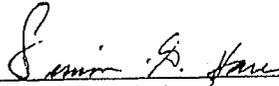
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SECTION 4: EFFECTIVE DATE

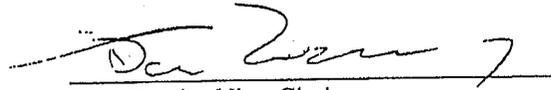
The first reading of this Ordinance by the Board of County Commissioners occurred this 18th day of January, 2012.

The second reading and adoption of this Ordinance by the Board of County Commissioners occurred on this 1st day of FEBRUARY, 2012, at least 13 days from the first reading. This Ordinance shall take effect ninety days from the date of this second reading

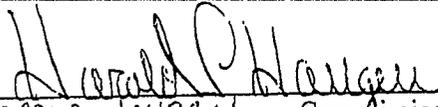
**JOSEPHINE COUNTY BOARD OF
COUNTY COMMISSIONERS**



Simon Hare, Chair

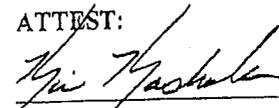


Don Reedy, Vice Chair



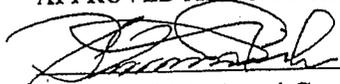
HAROLD HALGEN, Commissioner

ATTEST:



Recording Secretary

APPROVED AS TO FORM:



Steven E. Rich, Legal Counsel

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR JOSEPHINE COUNTY
STATE OF OREGON**

ORDINANCE NO. 2012-002

**AN ORDINANCE AMENDING THE TEXT OF THE JOSEPHINE COUNTY RURAL
LAND DEVELOPMENT CODE (ORDINANCE 94-4) REGARDING WIRELESS
COMMUNICATIONS FACILITIES**

WHEREAS, the Board of County Commissioners initiated the original request for an amendment to the Rural Land Development Code to provide specific standards and procedures for review and development of Wireless Communication facilities and towers by Board Resolution No. 2010-056 on September 22, 2010; and

WHEREAS, the Planning Commission, pursuant to the review authority granted in Section 46.020 of the RLDC, conducted a public hearing on November 15, 2010 regarding the proposed text amendments after required notice by publication, community advertisement, and mailing to interested persons, agencies and organizations; and

WHEREAS, the Planning Commission found that a sub-committee should be formed to consider revisions to the proposed ordinance; and

WHEREAS, the Planning Commission sub-committee authored such revisions to the proposed ordinance; and

WHEREAS, the Planning Commission, pursuant to the review authority granted in Section 46.020 of the RLDC, conducted a second public hearing on May 21, 2012 regarding the proposed text amendments after required notice by publication, community advertisement, and mailing to interested persons, agencies and organizations; and

WHEREAS, after due consideration of the proposed ordinance and the testimony and evidence from those participating at the hearing, the Planning Commission proposed five specific language changes to the ordinance and voted 4-3 to approve the amendments; and

WHEREAS, written findings of approval were approved and signed by the Rural Planning Commission Vice-Chair and entered into the official record of the proceedings kept by the Planning Director; and

WHEREAS, notice of the Planning Commission's decision was given as required by law, and the decision having now become final without appeal; and

WHEREAS, this Board, having reviewed the record of the foregoing matters, find the approved ordinance advances the policies and purposes of the Josephine County Comprehensive Plan;

NOW, THEREFORE, based upon all of the foregoing recitals, the Board does hereby adopt the following text amendment to Goal 3 of the Josephine County Comprehensive Plan:

Policy 11: The County shall regulate and coordinate the provision of wireless communication services in accordance with the Telecommunications Act of 1996, as amended, to provide adequate wireless communication services to County residents.

NOW, THEREFORE, based upon all of the foregoing recitals, the Board does hereby adopt an amendment to the text of the Josephine County Rural Land Development Code as Article 99, depicted in the attached *Exhibit A*.

Section 2. Affirmation

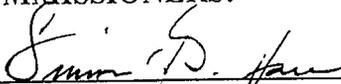
Except as specifically amended by the provisions of this Ordinance, the Comprehensive Plan (Ordinance 81-11) is hereby affirmed in all other respects.

Section 3. Effective Date:

First reading by the Board of County Commissioners this 27th day of June 2012.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 18th day of July 2012. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY BOARD OF COUNTY COMMISSIONERS:

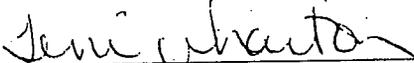


Simon Hare, Chair
Absent at Signing

Don Reedy, Vice-Chair

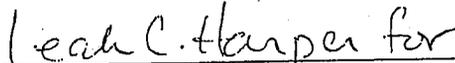

Harold Haugen, Commissioner

ATTEST:



Recording Secretary

APPROVED AS TO FORM:



Steven E. Rich, Legal Counsel

- EXHIBIT A -

Article 99 – Wireless Communications

99.010 Purpose

A. Purpose. In addition to accomplishing the general purposes of the Comprehensive Plan, the Rural Land Development Code of Josephine County, and the Federal Telecommunications Act of 1996, the purpose of this Article is to set forth the regulations for the placement, development, permitting, and removal of wireless cellular/ personal communication service (PCS) facilities, including support structures and antennas. The purposes of this Article are to:

1. Minimize the adverse visual, aesthetic and safety impacts of wireless cellular / PCS facilities;
2. Establish clear and objective standards for the placement, design and continuing maintenance of wireless cellular / PCS facilities;
3. Ensure that such standards allow competition and do not unreasonably discriminate among providers of wireless cellular / PCS services;
4. Encourage the design of such facilities to be aesthetically and architecturally compatible with surrounding areas;
5. Encourage the location of wireless cellular / PCS towers in areas that do not present potential hazard or adverse visual impacts; and,
6. Encourage the colocation or attachment of wireless antennae on existing wireless cellular / PCS towers or structures.

99.020 Applicability

A. Exemptions. The requirements of this ordinance shall apply to all new wireless cellular/PCS communication facilities and the expansion and/or alteration of any existing facilities within the County, subject to the following exemptions:

1. Satellite earth stations;
2. Send-and-receive citizen band radio antennae operated by federally licensed amateur (ham) radio operators; amateur sole source emitters, citizen band transmitters;

3. Two-way broadband antennae for personal use as land mobile services, regulated by the FCC Rules Part 90;
4. Industrial, scientific and medical equipment as regulated by the FCC in 47 CFR Part 18;
5. Military and government radar antennae and associated communication towers used for navigational purposes as regulated by the FCC by 47 CFR Parts 97 and 95 respectively:
 - a. Military and federal, state and local government communications facilities used for emergency preparedness, first-responders and public safety purposes; and
6. Normal, routine and/or emergency maintenance and repair, of existing wireless cellular / PCS facilities which do not increase the height, visibility or further intrusion into a setback area, do not increase radio frequency emissions, and otherwise comply with County, state and federal law and regulations.
7. Commercial broadcast radio, television and translator towers, further defined in Article 11 as a 'communication facility', that is not specifically designated as a wireless cellular / PCS support structure or facility.

99.030 Definitions

- A. Abandonment. A support structure or facility is considered abandoned when it has not been utilized by a carrier licensed or recognized by the Federal Communications Commission (FCC) for any continuous period of 365 days.
- B. Antenna. An electrical conductor or group of electrical conductors that transmit or receive radio signals.
- C. Camouflage. A method of concealment that allows otherwise visible components of the wireless cellular / PCS facility to remain unnoticed by blending with the surrounding dominant built or natural environment.
- D. Carrier. A company authorized by the FCC to build and/or operate a commercial cellular / PCS mobile radio services system.
- E. Colocation. The use of a single wireless communication support structure for the placement of multiple cellular/PCS antennae or equipment involving different carriers.
- F. Commercial Mobile Radio Services. Any of several technologies using radio signals at various frequencies to send and receive voice, data and/or video, as regulated by the FCC by 47 CFR part 90.

- G. Equipment Shelter. A structure housing power lines, cable, connectors, emergency generators and other equipment ancillary to the transmission and reception of telecommunications.
- H. Essential Public Communication Services. Police, fire, medical and similar emergency communication networks.
- I. Excluded Uses and Structures. Exclusion of uses and structures listed in Section 99.020 does not exclude them from other applicable provisions of the RLDC.
- J. Facility. Synonymous with Wireless Cellular/PCS Communication Facility
- K. Feasible. Probable, likely and reasonably certain to succeed.
- L. FCC. Federal Communications Commission.
- M. Gap in Service. A significant area within the service area of the applicant in which a large number of subscribers are not able to connect or maintain a connection through the applicant's telecommunications network.
- N. Microcell. An element of a wireless communication facility consisting of an antenna that is either: (1) four feet in height and with an area of not more than 580 square inches; or (2) if a tubular antenna, no more than four inches in diameter and no more than six feet in length.
- O. Minor Modification. Improvement or modification of a lawfully existing facility that does not increase in height or visibility or intrude (or cause further intrusion) into a setback area, including additional antennae on an existing sector antenna array.
- P. RF Engineer. An engineer licensed in Oregon in the field of telecommunications or radio frequency engineering.
- Q. RF propagation map. A map showing the geographic coverage area of the radio frequency waves from one or more wireless communication facilities.
- R. Search Ring. An area drawn on a map that indicates where a wireless communication facility could be located to meet requirements given to an RF Engineer to provide service to an area. The dimensions of a search ring vary, depending upon topography, the service to be provided, and other factors, including whether the area is urban, suburban or rural in nature.
- S. Sector antennae array. A sector antennae array means a structure mounted on a building or support structure used for mounting antennae.
- T. Stealth technology. A combination of technologies that reduce the visual detection of cellular / PCS equipment; a combination of small size, reduced acoustic, thermal or other aspects of the presence of cellular / PCS wireless facilities.
- U. Support Structure. A tower, building or other structure that supports antennae used for cellular / PCS transmission.
- V. TCA. The Telecommunications Act of 1996, as amended.
- W. Wireless Cellular/PCS Facility. An unstaffed facility for the transmission or reception of radio frequency (RF) signals usually consisting of an equipment shelter, cabinet or other enclosed structure containing electronic equipment, a support structure such as a self-supporting monopole or lattice tower, antennas, microwave dishes or other transmission and reception devices, and all ancillary equipment. This definition includes "personal wireless services facilities" as defined under the Telecommunications Act of

1996.

99.040 Review Types

Application for new or modified facilities shall utilize the following procedures named below, and detailed in Article 42 Permit Review Procedures.

- A. Ministerial. Applications for colocation, minor modifications and temporary wireless communication facilities shall be subject to a ministerial review of compliance with the general development standards of Section 99.060.
- B. Quasi-judicial. Applications for new wireless cellular/PCS communications facilities that include support structures, modification to existing facilities that do not qualify as minor modifications, and the addition of cellular / PCS antennae to existing support structures that do not currently have them shall be subject to a quasi-judicial review procedure of compliance with the general development standards of Section 99.060, development standards by zoning district of Section 99.070, and the approval criteria of Section 99.090.

99.050 Application Requirements and Permit Review

- A. Pre-application. Pre-application review is required for all proposed cellular /PCS communication facilities except for collocated antennae proposed on existing cellular / PCS support structures. In addition to the requirements of Article 21 and the pre-application form provided by the County, the applicant shall submit:
 - 1. A detailed map showing the applicant's current coverage area, clearly indicating the area of gap in service, and nearest existing antennae / support structures used by the applicant.
 - 2. A graphic representation of the search ring for wireless communication services proposed.
- B. Siting Priorities. When an applicant demonstrates new cellular /PCS antennae are necessary to provide adequate coverage to an area with a service gap, the following list of priorities (in descending order of preference) shall be used to determine the type of facility permitted. In all instances, mounting antennae on an existing structure is preferred to a new free-standing structure.
 - 1. Collocation on an existing cellular/PCS support structure.
 - 2. Installation of a new cellular/PCS support structure on a site where a cellular / PCS structure exists.

3. A new site in an Industrial or Commercial zone.
4. A new site in a Forest Zone.
5. A new site in a Farm, Residential or other non-resource zone.

C. Colocation application requirements. Applications for colocation of additional antennas and/or cellular/PCS equipment on existing facilities or support structures of cellular/PCS facilities shall include:

1. A copy of the original site plan map (or a new map if site plan was not done) for the approved existing facility and tower updated to reflect current and proposed conditions on the property. The site plan map requirements of Section 42.060 shall apply.
2. A depiction of the tower showing placement of the collocated antenna and associated equipment, together with other existing colocations. The depiction must note the height, color and physical arrangement of the antenna and equipment.
3. If existing vegetation, screening, fencing, enclosure, lighting, drainage, wetlands, grading, driveways, or roadways, parking, or other infrastructure is to be removed or modified by the colocation, the site plan shall identify the kind and extent of proposed changes.
4. A statement from a licensed engineer certifying under professional seal:
 - a. The existing tower structure will support the additional antenna and equipment; and
 - b. The facility with collocated antenna and equipment continues to comply with the non-ionizing electromagnetic radiation emission standards as specified by the FCC; and
 - c. The modified facility and support structure meets the most recent EIA/TIA 222 safety standards.

D. Colocation Performance Standards. Colocated cellular/PCS facilities must satisfy the following standards:

1. Comply with the non-ionizing electromagnetic radiation emission standards as specified by the FCC.
2. The centerline of the antennae is not to exceed the height of the host tower.

3. Otherwise qualify as a minor modification as proposed or performed.
 4. Conform to the General Development Standards of Section 99.060, as applicable.
- E. New wireless/PCS facility permit application requirements. In addition to the requirements of Article 42 and the information required by Section 99.050.A above, the applicant shall provide the following for quasi-judicial permit review:
1. Coverage maps.
 - a. A map showing the applicant's current coverage area from the nearest existing antennae/support structure in all directions used by the applicant, clearly indicating the area of the purported significant gap in existing coverage.
 - b. Detailed RF propagation map showing the area to be serviced by the proposed facility structure.
 - c. Detailed RF propagation maps from the closest existing or permitted cellular/PCS support structures in all directions, indicating which support structure are currently used by the applicant company.
 2. A narrative describing how the proposal complies with the Development Standards of Article 99.050 and 99.070.
 3. A colocation access study pertaining to the subject site, including:
 - a. Available sites map.
 - b. Report from a qualified licensed structural engineer demonstrating the ability of the support structure to meet the standards of the Oregon Building and Specialty Codes.
 - c. Plans demonstrating the proposed support structure can accommodate collocation of two additional sector arrays on the structure.
 - d. Assessment of the anticipated capacity of the support structure, including number and types of antennae to be accommodated.
 4. A report from a qualified licensed RF engineer demonstrating:
 - a. That the proposed facility, including all antennae at the site combined will be in compliance with non-ionizing electromagnetic radiation emission standards and other regulations regarding wireless communication facilities as regulated by the FCC.
 - b. That the proposed facility is in compliance with the development standards of this Article.
 - c. An analysis of the use of all appropriate technology for filling a gap in service area, demonstrating the proposed site is the least intrusive option

when considering alternatives, addressing the siting priorities of Section 99.050.B.

5. A deposit to cover the cost of independent consultation and review by a licensed engineer under Article 99.080, if such review required.
 6. A signed statement from the property owner and the service provider acknowledging liability for removal of the facility and support structure. The County may review the performance agreement and require modification of the agreement or, if no agreement exists, require a new performance agreement to achieve adequate security.
 7. A signed statement from the applicant that the facility meets the most recent EIA/TIA 222 safety standards.
 8. Visual Impact Study. A simulation of the potential visual impacts of the proposed facility, describing methods for mitigation of the resulting impacts. Photographs or drawings shall be submitted demonstrating the visual presence of the proposed facility at property lines and from visually accessible public rights-of-way.
 9. A site plan map meeting the requirements of Section 42.060 RLDC, and accompanying materials, including:
 - a. Proposed facility layout and grading plan, including the location of support structures, buildings or equipment shelters, setback from the base of support structure, exterior lighting and signage.
 - b. Location of utility lines.
 - c. Elevation plan, including proposed height of all structures, including proposed antennae sector arrays.
 - d. Detail of proposed exterior finish of support structure.
 - e. Details of backup power system and fuel storage.
 - f. Assessor parcel map indicating all residences (if present) within 1,200 feet of the proposed wireless / PCS facility.
 10. Detailed statement by the RF engineer confirming the maximum power output for each antenna, and all combined, and output frequencies of the transmitter.
- F. Permit issuance. Prior to the issuance of a development permit, the applicant shall provide the following:
1. A copy of the applicant's license issued by the FCC.

2. A copy of the findings from the FAA's Aeronautical Study Determination regarding the proposed support structure.
3. In the case of a proposed leased site, the applicant shall demonstrate that the lease agreement does not preclude the site owner from entering into leases of the proposed facility with other providers.
4. Recorded covenant signed by property owner and applicant whereby they agree to remove any abandoned cellular / PCS facility in conformance with the requirements of Section 99.140.

99.060 General Development Standards

Development standards. The following minimum development standards shall apply to all cellular / PCS communication facilities in addition to any development standards that apply in the underlying zoning district in which a cellular / PCS facility is located and/or additional requirements in any conditions of approval attached to a development approval. In the event of a conflict between the standards of this section and other applicable development standards of the RLDC, the provisions of Article 99 shall govern.

- A. Anti-climbing devices. All wireless communications support structures shall be designed to prevent climbing by unauthorized persons.
- B. Attachment to trees prohibited. It is prohibited to attach any wireless communications facility or portion thereof to any tree.
- C. Signs. All facilities shall be identified (and limited to) one non-illuminated sign not exceeding four square feet. The sign shall only list the wireless service provider's name and emergency telephone number and shall be posted in a place clearly visible to emergency response personnel. Any other signage required by the FCC or federal Occupational Health and Safety Administration (OSHA) rules may be posted on the site.
- D. Historical registry/district. Wireless communications facilities locating on any site or existing building that is on a historic register or in a historic district shall be subject to the applicable design standards prescribed by the local, state or federal agency with jurisdiction over such register or district.
- E. Lighting. Wireless communications facilities shall not be illuminated except where required by the FAA, the Oregon Department of Aviation, or County Airport Authority.
- F. Exterior Finish. Wireless communications facilities and antennae shall be painted or finished in a non-reflective surface that blends with the dominant background, except where otherwise required by the Federal Aviation Administration or Oregon Department of Aviation. The applicant and the operator of the facility shall have a

continuing duty to maintain such paint or finish, in accordance with visual blending or camouflage as required in each approved permit.

G. Setback Limitation The location of support structures shall meet the following minimum setback standards:

1. The minimum setback from all adjacent property lines in different ownership for a proposed cellular / PCS support structure shall be fifty (50) feet plus total permanent design height. In no instance shall a cellular / PCS support structure be sited closer to any property line than this distance.
2. In all zones other than Commercial and Industrial, the minimum setback from an existing, proposed or planned residential dwelling unit, public or private school, licensed day care facility, public or private park shall be twelve hundred (1,200) feet. For the purpose of this requirement, a proposed or planned residential dwelling is a development deemed to satisfy the definition of 'substantial development' for residential structures as defined in Article 11.

There may be an exception to the minimum setback administered in this section in the following cases:

- a. If an applicant can demonstrate an identified gap in service area cannot be served with the setback in place, as verified by an independent RF engineer, and either:
 - i. The legal owner(s) of a private property listed herein within 1,200 feet of a proposed cellular/PCS facility has waived any amount of this setback from their use in a notarized, written form; or,
 - ii. If good faith efforts have been made to obtain waivers from listed property owners to allow siting, but have been unsuccessful, then the required setback from the above listed uses may be reduced by the minimum amount necessary to serve the gap in service.
3. The minimum setback from the nearest state / county inventoried historic place or structure, or known archaeological site is twelve hundred (1,200) feet. Alternative setbacks may be approved by the Planning Director where it can be demonstrated that the location of the proposed facility will take advantage of an existing natural feature to conceal the facility or minimize its visual impacts.
4. The minimum setback of a facility and/or support structure within a Commercial or Industrial zone from other structures and/or properties within that zone shall be the standard set forth in the applicable zoning district. The proximity of a

facility / support structure located within a Commercial or industrial zone to a use in another zone shall also apply the adjacent base zone's required setback from that use.

5. Setbacks for free-standing wireless communications support structures shall be measured from the ground-level base of the structure.
- H. Height standards. The maximum height of a support structure shall be 200'. A support structure shall be no more than the minimum height necessary to achieve the intended / demonstrated purpose of the facility and allow collocation of antennae.
- I. Wildfire safety. A wildfire safety plan and driveway access plan is required for all facilities per the requirements of Article 76, as applied to new structures within a forest zone.
- J. Parking and Access. Each facility shall include one parking space. Whenever possible, vehicular access to the facility shall be incorporated into the existing driveway of a site.
- K. Insurance. Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the site.
- L. Performance bond. A performance bond shall be required of all applicants for new wireless communication facilities, in accordance with Article 15 of the RLDC.
- M. Building and utility permits. Building and utility permits are required for all wireless communications facilities in compliance with adopted Oregon Building Codes and the requirements of individual utility providers.
- N. Replacement of existing structures. Wireless communications facilities lawfully placed that pre-existed this ordinance may be replaced, after a standards-only review through a ministerial process, if the dimensions of the facility or support structure do not increase in height or visibility or intrude (or cause further intrusion) into a setback area.
- O. Colocation access study. Access to all new wireless communication facilities shall be provided for purposes of collocation by other carriers. The applicant shall demonstrate collocation is available by submitting an assessment which includes:
 1. The anticipated capacity of the support structure, including the number and types of antennae which can be accommodated; at a minimum, the structure must be designed to accommodate at least two additional wireless sector antennae arrays.

2. A projection of the wireless communication facilities within the coverage area of the facility proposed by the carrier that can be reasonably anticipated to be sited during the next five years.
 3. A summary of findings that support the need for the facility at the location proposed.
- P. Compliance with state and federal regulations. New wireless / PCS facilities, as well as the maximum capacity of all antennas on the premises combined, must specifically meet the non-ionizing electromagnetic radiation emission standards specified by the FCC.
- Q. Hazardous materials and safety. Upon initial placement in the facility, the location, type and amount of any and all materials that area considered hazardous by federal and state regulation shall be reported by the facility owner to appropriate local and federal authorities. State-of-the-art safeguards relevant to all hazardous materials will be in force at all times. For all components of the facility, all relevant up-to-date industry safety recommendations, including the full IEEE safety program and the most recent revision of the EIA/TIA222 standards shall be implemented at all times.
- R. Placement of utility lines. Other than those required to supply electrical service to antennae, utility and service lines for the facility shall be placed underground.
- S. Noise level. Wireless cellular/PCS facility equipment shall not produce an increase in ambient noise level at the property line.

99.070 Development Standards by Zoning District

- A. In Exclusive Farm and Farm Resource Districts The following standards and criteria apply to new facilities proposed to be located in Farm Zones, as stipulated in ORS 215.275 and 215.283, and OAR 660-033-130:
1. A utility facility established under ORS 215.283 (1)(c) is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service.
 2. To demonstrate that a utility facility is necessary, an applicant for approval under ORS 215.283 (1)(c) must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:
 - a. Technical and engineering feasibility;

- b. The proposed facility is location-dependent. A utility facility is location-dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
 - c. Lack of available urban and non-resource lands;
 - d. Availability of existing rights of way;
 - e. Public health and safety; and
 - f. Other requirements of state or federal agencies.
3. Costs associated with any of the factors listed in subsection (2) of this section may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities. The Land Conservation and Development Commission shall determine by rule how land costs may be considered when evaluating the siting of utility facilities that are not substantially similar.
 4. The owner of a utility facility approved under ORS 215.283(1)(c) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this section shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.
 5. The County will impose clear and objective conditions on an application for utility facility siting under ORS 215.283(1)(c) to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmlands.

B. Forest Resource Districts

1. The proposed use will not force a significant change or increase in the cost of, accepted farming or forest practices on forest lands.
2. The proposed use will not significantly increase fire hazards or fire suppression costs or increase risks to fire suppression personnel.

C. Other Zoning Districts Wireless communications facilities in Special Districts, including Airport Hazard Overlay, Flood Hazard Overlay, Limited Development Zone and Scenic Waterway Overlay are regulated according to the underlying district standards, and further regulated as follows:

1. Wireless Communication support structures are prohibited in the Flood Hazard Overlay zone. Colocation or antennae mounts on existing structures are allowed per the general development standards of Section 99.060.
2. Wireless Communication support structures are prohibited in the Scenic Waterway Overlay zone.

99.080 – Requirement for Independent Consultation

The assessment of wireless communication facilities may require highly specialized engineering expertise. The County may require the services of a licensed engineer as an independent consultant in order to interpret the requirements of the Telecommunications Act of 1996 as subsequently amended and applied by federal courts, and to review applications under the pertinent criteria and requirements of this Article. If such services are required in order to evaluate an application, then the County shall proceed as follows:

- A. Upon the completion of pre-application review or at any time thereafter but prior to final decision, the Director or Hearing body may require the application to be reviewed by an engineer who is licensed and certified in the State of Oregon in any one or more of the following fields: telecommunication/radio frequency engineering, structural engineering, the assessment of electromagnetic fields, or other related fields of expertise. The licensed engineer shall act as an independent consultant, and shall disclose to the County any current or past employment with an applicant and/or in the wireless cellular/PCS industry.
- B. The Planning Director shall notify the applicant in writing of the County's decision to obtain an independent consultation by a licensed engineer, and shall require a deposit to cover the anticipated cost of this review. The applicant shall provide written consent by the landowner for the engineer to enter the subject property for purposes of investigation and assessment. The consent and payment of the deposit shall be a requirement for a completed application. The deposit shall be used for actual costs incurred in obtaining the independent consultation of the licensed engineer, and any unused portion of the deposit shall be returned. The County shall provide a copy of the engineer's report to the applicant as soon as it is received.

99.090 Wireless Facility Site Plan Approval Criteria

A. Criteria. In addition to the General Development standards of Article 99.060 and the underlying Zoning District Standards of Section 99.070, new wireless cellular / PCS facilities that are not exempt per Section 99.020, or considered minor modifications per Section 99.030, are subject to the following criteria, to be satisfied before issuance of a development permit:

1. Requirements for Colocation. A new facility with support structure shall not be authorized unless the applicant first demonstrates existing support structures cannot accommodate the gap in service and capacity requirements by colocation. Evidence to substantiate this must meet or address all of the following requirements:
 - a. The application must be prepared by an expert in the field of telecommunication facilities.
 - b. The applicant must demonstrate that colocation sites are too far from the area needing coverage or capacity to accommodate the necessary equipment at an adequate elevation necessary to fill a gap in service.
 - c. The proposed equipment would exceed the structural or spatial capacity of existing facilities/support structures, and the existing facilities/support structures cannot be reinforced, modified, or replaced to accommodate colocation.
 - d. The proposed equipment would significantly impact the usefulness of other equipment at the existing facility and the impact cannot be mitigated or prevented.
 - e. The proposed equipment alone or together with the existing equipment would create radio frequency interference and/or radio frequency radiation that violate FCC standards.
 - f. The fees or costs required to share an existing tower or structure, or to adapt an existing tower or structure for colocation are unreasonable.
2. Justification of Need and Location. The applicant must justify the need for the proposed facility or support structure at the proposed location, by demonstrating with substantial evidence:
 - a. That the proposed facility and support structure is necessary to fill a gap in service; and, available alternative technologies which could be employed to provide adequate coverage from existing support structures

on other sites have been studied per 2.c. below and are not technologically feasible.

- b. That the disruption results from a lack of coverage and not a lack of capacity to achieve adequate service. If the proposed cellular/PCS facility is to improve capacity, the applicant must provide substantive information on the usage by neighboring cell sites in all directions used by the applicant company and other information used to demonstrate capacity deficiencies.
- c. That a comprehensive study of coverage submitted to the County identifies and evaluates less intrusive alternatives, such as: sites with alternative support structures or design systems, or upgrading existing facilities.
- d. That based upon the study required in 2.c above, less intrusive alternatives are not available and/or technologically feasible.

3. Siting Criteria. If the criteria of 99.090.A.1 and 2 above are satisfied, the County shall consider and compare the location, size, design and operating characteristics of a proposed new wireless cellular / PCS facility with other available sites identified by the applicant to determine which site is least intrusive. In determining the preferred site, the County shall consider the following criteria:

- a. Whether the proposed site location creates significant adverse impacts (as defined in Article 11, RLDC) to surrounding properties, including but not limited to: noise, excessive drainage or erosion, light, glare, or property values within 1,200 feet of the subject property, as documented from an independent Oregon licensed appraiser.
- b. Whether the proposed site location creates significant adverse impacts to the following resources, on or near the property: wildlife habitat, riparian areas or bird nesting sites, state and federally-inventoried wetlands, or federally-listed endangered animal or plant species, as determined by Oregon Departments of: State Lands; and, Fish and Wildlife.
- c. Whether visual impacts have been mitigated to the greatest extent possible by using camouflage or screening, including but not limited to: fencing, landscaping, strategic placement adjacent to existing buildings or vegetation, other screening of accessory equipment structures, incorporating facilities into the architectural features of existing buildings or structures. Mitigation may also include design

compatibility with key elements in the surrounding area, such as use of material similar to that of adjacent buildings or structures; visually blending support structures with architectural features such as flag poles, bell towers or cornices; or using existing vegetation to camouflage support structures.

- d. Whether the proposed location minimizes visibility of the facility to residentially-zoned land, and the obstruction of scenic views from residentially-zoned land.
- e. That the site complies with the siting priorities listed in Section 99.050.B.

99.100 Permit Limitations/Expiration

- A. Expiration of permits. Any permit for a wireless communication facility shall expire if the facility is abandoned and/or removed per Section 99.140.
- B. Period of review. Any permit for a wireless communications facility issued pursuant to this Article shall be reviewed after 10 years from effective date of the permit approval. Such review shall be initiated by the applicant within 30 days of the 10-year period, and completed by the County within the timelines established for ministerial review of land use permits. The facility shall be reviewed for compliance with the ordinance in effect at the time of review, and in particular, to determine if opportunities for replacement with "stealth" technology or micro-cell antennae are technologically feasible. If stealth or micro-cell antennae are feasible for the site, then these antennae shall be utilized as a replacement, and the existing support structure removed.

99.110 Nonconforming Uses and Structures

Nonconforming Uses / Structures. Wireless Cellular/PCS communication uses and structures in existence as of the effective date of this Article which are nonconforming as to the use or development standards of this Article shall be subject to the provisions of Article 13, Nonconforming Uses and Structures, except that new antennae may be permitted to collocate on existing support structures already hosting cellular / PCS antennae, subject to ministerial review under the general development standards of Section 99.060.

99.120 Temporary Uses

Temporary wireless / PCS facilities. Temporary wireless / PCS facilities are permitted as a temporary use with review by the Planning Director in order to assure continuity in service during repair or maintenance of existing wireless communications facilities or for testing purposes prior to completion of construction of new facilities. Temporary wireless

communications facilities shall operate for not more than 60—days commencing when transmission from such facility begins except when needed for emergency services, as determined by the Josephine County Emergency Services Manager. The temporary facility shall be removed within 30 days after it is no longer needed for telecommunications purposes. Such temporary permits shall be subject to the performance bond requirements of Article 15.

99.130 Federal Requirements.

- A. Compliance with federal regulations and penalties. All wireless communications support structures must meet or exceed current standards and requirements of the Telecommunications Act, regulations of the Federal Aviation Administration, the FCC and any other agency of the federal government with the authority to regulate wireless communications support structures and antennae.
- B. Required environmental assessment. Carriers and owners of wireless communications support structures, antennae and electronic equipment shall provide the County with documentation of any Environmental Assessment (EA) required to be submitted to the FCC or FAA regarding locations within the County simultaneous with any filing with the federal agencies pursuant to 47 CFR Part 1, and Sections 1.1307 and 1.1308(a) of the Telecommunications Act.

99.140 Removal of Antennas and Support Structures.

Any antenna or wireless communications support structure that is determined by the Director to be abandoned as defined in Section 99.030 shall be removed by the owner of the property on which the support structure or antenna is situated, or by the owner or lessee of the support structure or antenna, within 90 days of receipt of notice to remove from the County. If the antenna and/or support structure is not removed within 90 days, the County may remove the antenna or support structure at the owner and lessee's expense.

99.150 Subsequent Review of Ordinance

Communication technologies are subject to rapid change. Future innovations may render specific portions of this ordinance obsolete, or require amendment to existing standards. Subsequent review and revision of this ordinance shall occur at least every five years hereafter or more frequently at the request of the Planning Commission or Board of County Commissioners.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR JOSEPHINE COUNTY
STATE OF OREGON**

ORDINANCE NO. 2012-003

**AN ORDINANCE AMENDING THE TEXT OF THE JOSEPHINE COUNTY RURAL LAND
DEVELOPMENT CODE (ORDINANCE 94-4) REGARDING HOME OCCUPATIONS AND
RESIDENTIAL USE IN COMMERCIAL ZONES**

WHEREAS, the Board of County Commissioners directed the Planning Director to request an amendment to the Rural Land Development Code (RLDC) to provide specific standards and procedures for review and development of Home Occupations and Residential Use of properties in commercial zones; and

WHEREAS, the Planning Commission formed a Home Occupation sub-committee to review existing provisions of the RLDC and draft proposed amendments; and

WHEREAS, the Planning Commission, pursuant to the review authority granted in Section 46.020 of the RLDC, conducted a public hearing on June 11, 2012 regarding the proposed text amendments after required notice by publication, community advertisement, and mailing to interested persons, agencies and organizations; and

WHEREAS, after due consideration of the proposed ordinance and the testimony and evidence from those participating at the hearing, the Planning Commission proposed several specific text changes to the language of the Rural Land Development Code and voted 4-3 to approve the amendments; and

WHEREAS, written findings of approval were approved and signed by the Rural Planning Commission Chair and entered into the official record of the proceedings kept by the Planning Director; and

WHEREAS, notice of the Planning Commission's decision was given as required by law, and the decision having now become final without appeal; and

WHEREAS, this Board, having reviewed the record of the foregoing matters, find the approved ordinance advances the policies and purposes of the Josephine County Comprehensive Plan; and

NOW, THEREFORE, based upon all of the foregoing recitals, the Board does hereby adopt amendments to the text of the Josephine County Rural Land Development Code Articles 92, 11, 62.020, 101.220, 61, 64, 65, 67 and 68 as depicted in the attached *Exhibit A*.

Section 2. Affirmation

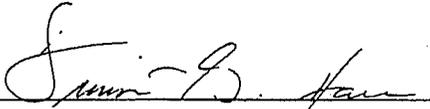
Except as specifically amended by the provisions of this Ordinance, the Comprehensive Plan (Ordinance 81-11) is hereby affirmed in all other respects.

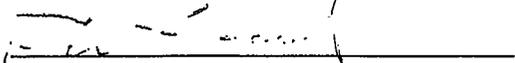
Section 3. Effective Date:

First reading by the Board of County Commissioners this 22nd day of August 2012.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 12th day of September 2012. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY BOARD OF COUNTY COMMISSIONERS:

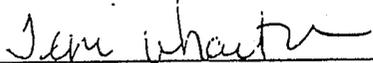

Simon Hare, Chair


Don Reedy, Vice-Chair

Absent at Signing


Harold Haugen, Commissioner

ATTEST:


Recording Secretary

APPROVED AS TO FORM:

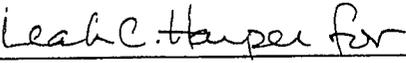

Steven E. Rich, Legal Counsel

EXHIBIT A

Article 92 - HOME OCCUPATIONS

Ordinance 2012-003, Effective December 11, 2012

92.010 Purpose

It is the purpose of this Article to encourage citizens of the County to use their homes to engage in small-scale business ventures. Home Occupations are regulated to ensure that they do not alter the residential character of the neighborhood, nor infringe upon the rights of nearby residents to the peaceful enjoyment of their neighborhood nor be subjected to negative effects on property values by business activities on nearby parcels. A Home Occupation permit does not 'run with the land' and may not be assumed by a new owner or resident.

92.020 Authority

The provisions of this Code are intended to apply to residential and resource-zoned properties already occupied with a residential use. No person shall carry on a home occupation, or permit such use to occur on property, which that person owns or is in lawful control, contrary to the provisions of this Article. Home Occupations in resource zones are also subject to ORS 215.448.

92.030 General Definition and Criteria for Home Occupations

A. Home Occupation means a business in conjunction with a residential use which results in financial remuneration from a product or service and is conducted by at least one (1) resident occupying the dwelling on the subject property. Home occupations are clearly incidental and accessory to the residential use. All Home Occupations shall be conducted in accordance with the following general criteria:

1. All business operations shall comply with the current noise ordinance and shall not produce offensive vibration, smoke, dust, odors, heat, glare or electrical interference detectable to normal sensory perception at the property line.
2. No construction of any structure that would not otherwise be allowed in the zone in which the Home Occupation is located may be established. (ORS 215.448(3)).
3. No storage and/or distribution of toxic or flammable materials and spray painting/finishing operations that involve toxic or flammable materials, which in the judgment of the Fire Marshal and/or the Department of Environmental Quality (DEQ) pose a dangerous risk to the residence, its occupants, and/or surrounding properties are allowed. Those individuals who are engaged in home occupations shall submit to the Planning Office the DEQ Potential Site Hazards Checklist which pertains to all potentially toxic and/or flammable materials associated with the use.
4. All parking and signage related to the Home Occupation shall be on-site, not in public right-of-way.
5. Home Occupations shall be secondary to the residential use of the property.

6. All Home Occupations other than those deemed as exempt shall be administered as Type I, II or III, distinguished by the potential impacts they represent to nearby properties.
7. Type I, II and III Home Occupations require issuance of a Development Permit as final authorization.
8. Only the principal resident(s) of a residential property may undertake home occupations with non-resident employees as allowed by the Type of Home Occupation.
9. In the event the requirements of this Article conflict with other requirements contained in this code, the requirements of this Article shall govern.

92.040 Exempt Home Occupations

- A. Exempt Home Occupations are not subject to the permit process, and are defined by the following standards:
 1. Only the resident(s) of the property may undertake Exempt Home Occupations.
 2. No exterior signs that identify the property as a business location.
 3. No customers shall come to the property.
 4. Deliveries to the residence must be by postal package services only.
 5. One (1) business vehicle is allowed on-site.
 6. Storage of material related to the business is confined to the interior of the residence or accessory structure with no exterior indication of a business.
 7. The business shall not occupy more than 25% of the total combined square footage of structures on the property.
 8. The address of the home shall not be given in any advertisement, including but not limited to commercial telephone directories, newspapers, magazines, off-premises signs, flyers, radio, television, websites or other advertising media.
- B. No Development Permit will be required for Exempt Home Occupations, except that new structures or additions on-site are subject to Article 41.020.

92.050 Type I Home Occupations

- A. Type I Home Occupations require application review prior to issuance of a permit and are to be conducted in conformance with the following additional standards:
 1. Up to two (2) non-resident on-site employees or volunteers (including part-time employees).

2. Adequate on-site parking to accommodate residents, employees, business vehicles and customers.
3. One (1) non-illuminated exterior sign, not to exceed 6 square feet in size and setback 10 feet from property lines.
4. Customers and clients by appointment only.
5. Deliveries to the residence by postal package services only.
6. Two (2) business vehicles permitted on-site.
7. No outdoor storage or activities.
8. No large construction equipment or commercial vehicles (e.g. earth movers, dump truck, box truck, semi-truck, equipment trailers) in conjunction with the business to be on-site.
9. No major remodel or addition of equipment or appliances that would not be typical of the residential use is allowed (e.g. commercial kitchen, industrial drying oven, production machinery).
10. Operations shall be conducted weekdays during typical business hours.
11. Shall have adequate access for proposed business purposes.

B. Permit Procedures for Type I Home Occupations

1. An application for a Type I Home Occupation Permit shall be filed according to the application procedures of Article 22 for a ministerial permit.
2. The application shall identify the type of use and address the conditions contained in this Article and other applicable sections of this Code.
3. A Development Permit shall be issued as final authorization of an approved Type I Home Occupation.

92.060 Type II Home Occupations

- A. Type II Home Occupations require application review prior to issuance of a permit and shall be conducted in conformance with the following additional standards:
1. Up to four (4) non-resident on-site employees or volunteers (including part-time employees).
 2. Adequate on-site parking to accommodate residents, employees, business vehicles and customers.

3. One (1) exterior sign, not to exceed 12 square feet in size and setback 10 feet from property lines.
4. 'Drop in' customers and clients are allowed, including small groups of customers or classes.
5. Any commercial pick-up and deliveries other than postal/package services are limited to two (2) per day.
6. Up to four (4) business vehicles permitted on property.
7. Incidental retail sales associated with the permitted home occupation are allowed.
8. Storage of materials on-site to be screened from view of neighboring properties by a solid fence, adequate vegetation, or other structures.
9. Outdoor activities on-site to be screened from view of neighboring properties by a solid fence, adequate vegetation or other structures and setbacks may be employed to mitigate potential impacts to adjacent properties.
10. Large equipment and commercial vehicles only if screened from view of neighboring properties or garaged.
11. Hours of operation as allowed by conditions of approval.
12. Type II Home Occupations are subject to the Site Plan Review standards of Section 42.050.A.
13. Vehicle or boat-oriented businesses, including repair, service, detailing, restoration and sales may have up to four (4) vehicles on-site to be worked on or for sale. Inside storage or screening required.

B. Permit Procedures for Type II Home Occupations

1. Type II Home Occupations require Site Plan Review per Article 42, filed according to the application procedures of Article 22.040 for a quasi-judicial permit.
2. The application shall identify the type of use and address the conditions contained in this Article and other applicable sections of this Code.
3. Review will require public notice as required by Article 32.
4. The Planning Office will conduct a site visit as a part of the review.
5. The Planning Director may apply conditions to the approval of Type II Home Occupation permits to ensure compliance with the requirements of this Article.
6. A Development Permit shall be issued as final authorization of an approved Type II Home Occupation.

92.070 Type III Home Occupations

- A. Any proposed Home Occupation exceeding the standards of Type I or II Home Occupations shall either be reviewed as a Conditional Use Permit, subject to Article 45; or, must be conducted as a use in commercial or industrial zones, to include the following:
 - 1. Retail Sales.
 - 2. Large scale manufacturing.
 - 3. Business operations requiring hazardous materials.
 - 4. Vehicle or boat-oriented businesses, including repair, service, detailing, restoration and sales for more than four (4) vehicles on-site at a time.
 - 5. Bed & Breakfast Inns subject to special standards contained in Section 92.110.
- B. Uses listed in Section 92.080.A may not be reviewed as a Type III Home Occupation.
- C. Type III Home Occupations shall be conducted in conformance with the standards of Section 92.030.
- D. A Development Permit shall be issued as final authorization of an approved Type III Home Occupation.

92.080 Prohibited Uses

- A. Because of the potential adverse impacts they pose to residential neighborhoods, the following uses are not allowed as Home Occupations and must be established in commercial or industrial zones:
 - 1. Junk and salvage operations.
 - 2. Storage and/or sale of fireworks.
 - 3. Mobile home sales.
 - 4. Vehicle wreckers and/or recyclers.

92.090 Similar Permitted and Outright Uses

- A. Agriculture, farming and farm use, as these uses are defined in Section 11.030 of this Code are outright uses in farm and forest zones and are permitted uses with criteria in residential zones (Section 61.050). Farm stands require standards only review in farm zones (Section 64.035.F) and are permitted uses in residential zones. Forest product propagation or harvesting is an outright use in farm and forest zones and a permitted use in residential zones.
- B. Short-term sales from a residence shall not be deemed to fall under the regulations for home

occupations and are allowed outright. Such sales shall not exceed four (4) days in duration and occur more than ten (10) times in any given calendar year. Examples of such uses are typically known as: yard or garage sales, estate sales, auctions, beverage stands, rummage and craft sales.

92.100 Revocation of Home Occupation Permits

A. Grounds for Revocation

If a Home Occupation fails to maintain the standards of this code or the permit issued by the County, the Planning Director may revoke a Home Occupation permit according to the revocation procedures outlined in Article 41, or require re-application to a higher Type.

92.110 Special Standards for the Operation of Bed & Breakfast Inns

A. A bed and breakfast inn operating from a residentially developed property will be reviewed as a Type III Home Occupation and shall be operated according to the following special standards:

1. The inn must be located in a residence or accessory living quarters.
2. The operator of the inn must live on the premises and continue to use part of the main dwelling as a residence.
3. Outward modification of the structure shall be made only if such changes are compatible with the character of the neighborhood and the intent of the zone, and in all cases, the changes shall maintain the residential character of the structure.
4. The inn shall be limited to a maximum of ten (10) individual guests and five (5) bedrooms.
5. The inn shall be compatible with the neighborhood in terms of access and the proximity to structures and the operation shall be screened from view from adjoining lots or parcels.
6. One (1) on-premise sign not to exceed 12 square feet and setback 10 feet from property lines.
7. Exterior illumination of the sign shall be limited so that the illumination will not adversely impact the residential character of the area.
8. One (1) on-site parking space for each sleeping room shall be provided in addition to the two (2) on-site parking spaces required for the dwelling.
9. The inn shall meet all applicable county and state water, sewage, and licensing requirements. The applicant shall submit evidence from the appropriate agency that the applicant has contacted them and meets, or can comply with agency requirements.

Article 11-Definitions

HOME OCCUPATION. A commercial activity taking place in conjunction with a residential use which results in financial remuneration from a product or service and is conducted by at least one (1) resident occupying the dwelling on the subject property. Home occupations are clearly incidental and accessory to the residential use, and do not alter the residential character of the neighborhood. A Home Occupation permit does not 'run with the land' and may not be assumed by a new owner.

ACCESSORY LIVING QUARTERS. Habitable structures accessory to a dwelling, without kitchen. Not to be used as an independent or rental dwelling; occupants are dependent upon the main dwelling for kitchen use. No more than two (2) per parcel, 600 square foot maximum each, unless approved as a Bed & Breakfast Inn. Not to be attached to any other accessory structure. Held to accessory structure square footage maximums of Article 72. Allowed in conjunction with a legal residence.

COMMERCIAL VEHICLE. A commercial motor vehicle defined by the Oregon Vehicle Code as a vehicle that will operate at a gross vehicle weight rating or combination weight of 26,001 pounds or more; also, vehicles designed to transport 16 or more persons and vehicles designed to transport hazardous materials regardless of weight. Commercial vehicles do not include: fire trucks, emergency vehicles, motor homes and recreational vehicles operated solely for personal use.

BUSINESS VEHICLE. A vehicle used in the course of doing business for transport of persons, goods, equipment.

INCIDENTAL RETAIL SALES. Retail sales that are ancillary and secondary to the home business, such as selling shampoo from a home hair salon.

Residential Occupancy of Commercial Properties

Section 62.020.E:

E. Commercial – Care Providers and Dwellings

1. Family day care dwelling for fewer than 13 children, including children of the care provider, regardless of full-time or part-time status.
2. Manufactured dwelling only shall be allowed when in conjunction with a business located on the same parcel and when occupied by the owner/operator of the business. All services and requirements for both the dwelling and the business shall be located on the same lot. A waiver of remonstrance shall be recorded with the deed which recognizes the right of commercial operations to exist and that the normal conduct of business shall not be considered a nuisance.
3. Residential care home or residential care facilities.
4. Single-family and/or manufactured dwelling only when lawfully existing (alteration or replacement only; subject to the time limits contained in Section 13.030 of this Code).
5. Residential occupancy of the business, providing such dwelling is on the same property, and meets the residential occupancy requirements of the Building Code.

Section 101.220.D:

D. Care Providers and Dwellings:

1. One (1) residential care home or one residential care facility.
2. One (1) manufactured dwelling may be allowed only when located on the same lot or parcel (to include water and septic services) as the commercial use, and when occupied by the owner/operator of the commercial use. As a condition of this use, a deed restriction shall be executed by the owner and recorded in the county deed records to disclose the qualified nature of the dwelling, and which waives complaint or claim of any kind for impacts from authorized commercial activities on nearby commercially zoned lands.
3. Lawfully existing single-family and/or manufactured dwellings (alteration or replacement only, subject to the time limits contained in Section 13.030 of this Code).
4. Residential occupancy of the business, providing such dwelling is on the same property, and meets the residential occupancy requirements of the Building Code.

Article 61 – Rural Residential Zones

Section 61.020 - Permitted Uses

K. Type I and Type II Home Occupations, subject to Article 92.

Section 61.030 - Conditional Uses

H. Type III Home Occupations, subject to Article 92.

Article 64 – Exclusive Farm & Farm Resource Zones

Section 64.030 - Permitted Uses

H. Type I and Type II Home Occupations, subject to Article 92.

Section 64.040 - Conditional Uses

P. Type III Home Occupations, subject to Article 92.

Article 65 – Forest Commercial & Woodlot Resource Zones

Section 65.025 - Permitted Uses

C. Type I and Type II Home Occupations, subject to Article 92.

Section 65.030 - Conditional Uses

O. Type III Home Occupations, as defined in ORS 215.448, and subject to Article 92.

Article 67 – Serpentine Zone

Section 67.020 - Permitted Uses

S. Type I and Type II Home Occupations, subject to Article 92.

Section 67.030 - Conditional Uses

C. Type III Home Occupations, subject to Article 92.

Article 68 – Limited Development Zone

Section 68.020 - Permitted Uses

O. Type I and Type II Home Occupations, subject to Article 92.

Section 68.030 - Conditional Uses

D. Type III Home Occupations, subject to Article 92.