

SECTION 3.008: SMALL FARM AND WOODLOT 10 ACRE ZONE (SFW-10)

- (1) **PURPOSE:** The purpose of the SFW-10 zone is to permit small-scale farms and large-acreage rural residential homesites on land that has potential for small-scale farm or forest uses, but because of limitations it is impractical for the Farm or Forest zone. It also provides a buffer between non-resource uses and lands that are managed for farm or forest uses, thereby assuring that the conversion of such lands to higher density uses occurs in an orderly and economical manner.
- (2) **USES PERMITTED OUTRIGHT:** In the SFW-10 Zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
 - (a) Farm uses, including aquaculture.
 - (b) Forest uses.
 - (c) Noncommercial preserves, parks, and low intensity recreational uses.
 - (d) Fish and game management not requiring developed facilities or structures.
 - (e) Single-family residential structures.
 - (f) A mobile home or recreational vehicle used only during the construction or substantial improvement of a use for which a building or placement permit has been issued.
 - (g) Signs, subject to Section 4.020.
 - (h) Home occupations according to the provisions of Section 4.140 of this Ordinance.
 - (i) Cottage industries.
 - (j) Roadside stands for the sale of produce grown on the premises.
- (3) **USES PERMITTED CONDITIONALLY:** In the SFW-10 zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6, all applicable supplementary regulations contained in this Ordinance, and the finding that the use will not conflict with neighboring farm or forest uses.
 - (a) Rock quarries, and the mining, storage and processing of sand, gravel, peat and other earth products.
 - (b) Facilities for the exploration, extraction, or generation of energy resources.

- (c) Primary wood processing.
- (d) Recreational campgrounds, primitive campgrounds and associated facilities.
- (e) Golf courses and associated facilities.
- (f) Churches and schools.
- (g) Non-profit community centers.
- (h) Cemeteries.
- (i) Rural fire stations.
- (j) Animal hospitals, kennels, or other animal boarding services.
- (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (l) Accessory structures or accessory uses without an on-site primary use.
- (m) Sanitary landfills, waste transfer stations, or other waste processing facilities.
- (n) Public utility facilities, including substations and transmission lines.
- (o) Private airports or helicopter pads, including associated hangars, maintenance, and service facilities as provided in ORS 215.213 (1) (g).
- (p) Temporary use of mobile non-residential units such as kitchens, offices, or laboratories.
- (q) Rural or light industries.
- (r) Recreation vehicles.
- (s) Storage of construction equipment and materials, including structures used for such purposes.
- (t) Developed facilities or structures for fish or game management.
- (u) Foster family home for six or more children or adults.
- (v) Bed and breakfast enterprises.

- (w) Temporary placement of a mobile home or recreation vehicle to be used because of a health hardship, subject to Section 6.050.
 - (x) Temporary Real Estate sales office.
 - (y) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as "Adult Foster Homes" or Foster Family Homes".
 - (z) Home occupations according to the provisions of Section 4.140 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the SFW-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) Lot sizes:
 1. The minimum lot size for all permitted uses shall be ten acres, unless the property is developed as a residential group development.
 2. (a) If the property is developed as a residential group development, the average density shall be one unit per eight acres, on the condition that either all, or all but one of the home sites are located within a contiguous area that is not larger than 25 percent of the total property. Adequate buffers shall be provided to minimize potential conflicts with agricultural or forestry uses. The Director may approve lot sizes at the minimum required to obtain approval for adequate on-site sewage disposal. The procedures for approval of a residential group development shall be those contained in Article 6, except that the criteria for review in Section 6.040 shall be replaced by the following:
 1. The development will not create conflicts with neighboring farm or forest uses.
 2. The development will not materially alter the stability of the overall land use pattern in the vicinity.
 3. The development will not result in the alteration of significant wetlands identified in the comprehensive plan.
 4. The development is not likely to result in hazards to life or property due to flooding or geologic conditions.
 5. All homesites are located according to a plan of partition or

subdivision, and are developed according to the requirements of the land division Ordinance.

- (b) If a residential group development is approved, the Department shall maintain an active record showing that the use of the undeveloped portion of the property is limited to farm, forest, recreational, or other resource purposes, and that construction or placement of dwellings does not occur.
3. Parcels less than ten acres in size that were legally established prior to June 17, 1982, may be built upon, provided that all other requirements of this Ordinance and other applicable County requirements are met.
- (b) The minimum lot width and depth shall both be 125 feet.
 - (c) The minimum front, side, and rear yards shall be 20 feet.
 - (d) The maximum building height for agricultural structures shall be 70 feet; for all other structures, it shall be 35 feet, except on ocean or bay frontage lots, it shall be 24 feet. higher structures may be permitted only according to the provisions of Article VIII.
 - (e) No residential structure shall be located within 100 feet of an F-1 or F zone boundary, unless it can be demonstrated that topography or other natural features will act as an equally effective barrier to conflicts between resource and residential land uses.
 - (f) Recreation vehicles shall be sited in such a way as to be screened by existing vegetation and topography from adjacent properties and roads.