

# ARTICLE 42

## EXISTING LOT

**SECTION 42.010, PURPOSE:** The purpose of the Existing Lot Zone is to allow the establishment of non-farm, non-forest residential use in areas predominantly comprised of lots or parcels of insufficient size required for farm or forest use and/or where further creation of additional lots or parcels could potentially increase the need for public services, such as; road maintenance, school bus service, or law enforcement.

**SECTION 42.015, PERMITTED USES:** In the Existing Lot Zone, the following uses and activities and their accessory buildings are permitted subject to Ministerial Review of compliance with general provisions set forth by this ordinance:

01. Single-family residences.
02. Accessory structures customarily provided in conjunction with a residence.
03. Utility and communication facilities necessary for local service and excluding any facilities for generating power for public use.
04. Farm and forest uses.
05. Temporary uses subject to Article 13, Temporary Use Permit.

**SECTION 42.020, CONDITIONAL USES PERMITTED:** The following uses may be established in the Existing Lot Zone subject to Public Hearing Review for compliance with requirements of Article 9, Conditional Use Permit, and other provisions of this ordinance:

01. Home-based occupations.
02. Private and public parks and playgrounds.

### **SECTION 42.025, PROPERTY DEVELOPMENT STANDARDS:**

01. **EXISTING LOT:** A lawfully created discrete parcel or a lot in a platted subdivision, created on or before July 20, 1988.
02. **LOT SIZE:** Partition of an existing lot is prohibited.
03. **DENSITY:** One residence shall be allowed per existing lot providing setbacks and

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Oregon State Department of environmental Quality requirements can be satisfied.

04. **SETBACKS:**

**FRONT YARD:** Not less than 25 feet from a lot line.

**SIDE YARD:** No structural appendage shall extend within seven feet from a lot line.

**REAR YARD:** Not less than 15 feet from a lot line.

**STREAMS:** All structures, buildings, or similar permanent fixtures shall be set back from the high-water line or mark along all streams, creeks or lakes a minimum of 100 feet measured at right angles.

**HIGHWAYS:** There shall be a 25 foot setback from all highway right of ways.

05. **SALMON HABITAT RESTORATION:** Applications must satisfy any applicable criteria of Article 36, Salmon Habitat Restoration.

06. **SCENIC WATERWAYS, WILDLIFE HABITAT, WETLANDS AND RIPARIAN CORRIDORS:** Applications must satisfy any applicable criteria of Article 28, Goal 5 and 6 Resource Overlay Zone.

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EXISTING LOT

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