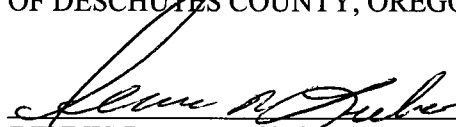


DATED this 8th day of January, 2003.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON


DENNIS R. LUKE, Chair


TOM DEWOLF, Commissioner


MICHAEL M. DALY, Commissioner

Date of 1st Reading: 4th day of December, 2002.

Date of 2nd Reading: 8th day of January, 2003.

Record of Adoption Vote

Commissioner	Yes	No	Abstained	Excused
Tom DeWolf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dennis R. Luke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael M. Daly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Effective date: 8th day of April, 2003.

ATTEST:


Recording Secretary

EXHIBIT "A"

18.61.030. La Pine Planning Area.

The La Pine Planning Area is composed of eight zoning districts, each with its own set of allowed uses and regulations, as further set forth in DCC 18.61.030.

A. La Pine Residential District.

1. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:

- a. Single-family dwelling.
- b. Manufactured home subject to DCC 18.116.070.
- c. Two-family dwelling or duplex.
- d. Agricultural use as defined in DCC Title 18, subject to the following limitations:

- 1. Cows, horses, goats or sheep shall not be kept on lots having an area less than 20,000 square feet. The total number of all such animals over the age of six months shall be limited to the square footage of the lot divided by 20,000.
- 2. The number of chickens, fowl or rabbits over the age of six months shall not exceed one for each 500 square feet of land.

- e. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
- f. Class III road and street project.
- g. Excavation, grading or fill and removal activities involved in creation of a wetland in areas not requiring a conditional use permit for fill or removal.
- h. Forest operation and forest practice including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species,

application of chemicals and disposal of slash.

- 2. Conditional Uses Permitted. The following uses may be allowed subject to applicable provisions of DCC 18.61 and DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use:
 - a. Multi-family dwelling with three or more units.
 - b. Park, playground and community building.
 - c. Utility facility, except landfill.
 - d. Excavation, grading and fill and removal within the bed and banks of a stream or river or in a wetland.
 - e. Home occupation.
 - f. Church.
 - g. School.
 - h. Manufactured home park.
 - i. Multi-family dwelling complex.
 - j. Cluster development.
 - k. Nursery school, kindergarten and day care facility.
 - l. Nursing home.
 - m. Public use.
 - n. Residential care facility for more than 15 people.
 - o. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- 3. Lot Sizes.
 - a. Partitions:
 - 1. Parcels served by an approved community, municipal or public water system and an approved community or public sewage system shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.
 - 2. Parcels served by an approved community, non-community, municipal or public water system, but not by sewer, shall have a minimum width of 100 feet and a minimum area of 22,000 square feet.

3. Parcels not served by either an approved community, municipal or public water system or an approved community or public sewage system shall have a minimum width of 150 feet with a minimum area of one acre. In addition, all lots must meet DEQ on-site sewage disposal rules.
- b. Subdivisions: For subdivisions, cluster developments or manufactured home parks, the following standards shall apply:
 1. All new lots shall be connected to a Department of Environmental Quality permitted community or municipal sewer system.
 2. Minimum lot size for a residential subdivision shall be 5,000 square feet. Maximum residential lot size for a subdivision shall be 15,000 square feet.
4. Dimensional Standards. The following dimensional standards shall apply:
 - a. Lot Coverage. The main building and accessory buildings located on any building site or lot shall not cover more than ~~30~~ 35 percent of the total lot area.
 - b. Building Height. No building or structure shall be erected or enlarged to exceed 30 feet in height, except as approved under DCC 18.120.040.
5. Yard and Setback Requirements.
 - a. Front Yard. The minimum front yard shall be 20 feet, or 10 feet if a garage or carport is located a minimum of 20 feet from the front property line, and the lot fronts on a public or private street.
 - b. Side Yard. A side yard shall be a minimum of five feet and the sum of the two side yards shall be a minimum of 15 feet. A street side yard shall be a minimum of 10 feet. A parcel or lot with a side yard adjacent to zoned forest land shall

have a minimum side yard of 100 feet.

- c. Rear Yard. The minimum rear yard shall be ~~20~~ 10 feet, or 5 feet if there is vehicular access to the rear property line, except a A parcel or lot with a siderear yard adjacent to zoned forest land shall have a minimum rear yard of 100 feet.

(Ord. 2003-002 § 1, Ord. 2002-033 § 1, Ord. 2001-044 § 3, 2001; Ord. 2001-016 § 2, 2001; Ord. 2000-015 § 2, 2000; Ord. 97-063 § 3, 1997; Ord. 97-041 § 1, 1997; Ord. 97-017 § 4, 1997; Ord. 96-003 § 1, 1996)