

SECTION 3.006 SMALL FARM AND WOODLOT ZONE (SFW-20)

(1) PURPOSE

- (a) The purpose of the SFW-20 zone is to protect and promote farm and forest uses much in the same way as do the Farm and Forest zones, on lands which have resource value, but which are not suited for the F-1 or the F zones because of smaller parcel size, conflicting adjacent uses, adverse physical features or other limiting factors.

(2) RESIDENTIAL SITING

- (a) Pursuant to ORS 660-006-0050, the siting of a residential dwelling shall conform to either the standards contained in the Article 3.002 – Farm Zone (F-1), or the standards of Article 3.004 – Forest Zone (F), based on the predominant use of the tract on January 1, 1993.

(3) PERMITTED USES

- (a) Permitted uses in the SFW-20 zone include those permitted in Article 3.002 – Farm (F-1) Zone and Article 3.004 – Forest Zone, subject to the conditions and review described therein.

(4) DEVELOPMENT STANDARDS

- (a) The minimum lot width at the front building line for all uses except farm or forest uses shall be 100 feet.
- (b) The minimum lot depth for all uses except farm or forest uses shall be 100 feet.
- (c) The minimum front and rear yards shall be 20 feet.
- (d) The minimum side yard shall be 10 feet where adjacent to land in the F-1, F or SFW-20 zones. Otherwise the minimum side yard shall be 20 feet, except on a contiguous ownership of two acres or less, where the yard requirements shall be the same as in the Rural Residential (RR) zone, and where Article 5 Section 040 (1) (b) shall apply.
- (e) The maximum building height for all non-farm structures shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the variance provisions of Article 8.
- (f) There are no restrictions on the location of livestock.

(5) LAND DIVISIONS

New land divisions shall conform to either the standards contained in Article 3.002 – Farm Zone (F-1), or the standards of Article 3.004 – Forest Zone (F), based on the predominant use of the tract on January 1, 1993.