

ARTICLE 42

Approval of Template Dwellings in the FF and AW Zone

SECTION 3.42.000 Purpose

The purpose of this article is to establish approval criteria for review and action on requests for Template Dwellings (so called because a 160 acre template is used, on a map, to test parcel eligibility). Requests for building permits under this Article shall be made to the Director pursuant to §2.060.2 of this ordinance.

SECTION 3.42.100 Building Permits

1. Building permits proposed under this Article, for lands zoned FF or AW, shall conform to the following criteria and shall be processed pursuant to §2.060.2.
2. A single family dwelling on a lot or parcel located within the FF or AW Zone may be allowed if the lot or parcel was predominantly in forest use on January 1, 1993 (ref OAR 660-006-0050(2)), and is predominantly composed of soils that are:
 - a. Capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:
 - (1) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160 acre square centered on the center of the subject tract; and
 - (2) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels;
 - b. Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (1) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160 acre square centered on the center of the subject tract; and
 - (2) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels;
 - c. Capable of producing more than 85 cubic feet per acre per year of wood fiber if:

- (1) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160 acre square centered on the center of the subject tract; and
 - (2) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
3. If the subject tract abuts a road that existed on January 1, 1993, the template measurement may be made by creating a 160 acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
4. If the subject tract is 60 acres or greater and abuts a road or perennial stream, the template measurement shall be made in accordance with §3.42.100.3 and aligned with the road or stream. However, one of the three required dwellings shall be on the same side of the road or stream as the subject tract and either:
 - a. Be located within a 160 acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible, aligned with the road or stream; or
 - b. Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160 acre rectangle, and on the same side of the road or stream as the subject tract.

If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.

5. The proposed Template Dwelling must comply with other requirements of the Comprehensive Plan and Land Use and Development Ordinance.
6. The tract on which the dwelling will be sited does not include a dwelling ("tract" means one or more contiguous lots or parcels in the same ownership). If the subject tract consists of two or more legal lots of record, then the remaining lot or lots shall not be eligible for a single family dwelling building permit and deed restrictions pursuant to OAR 660-06-027(6) shall be met.
7. Lots or parcels within urban growth boundaries shall not be used to satisfy the eligibility requirements for a Template Dwelling.