

## **DWELLINGS IN RESOURCE ZONES: TIMBER (T) AND FORESTRY-GRAZING (FG)**

**Dwellings in Resource zones are not an outright use in Curry County or the State of Oregon. In order to site a dwelling in a resource zone a conditional use permit is required. Depending on the circumstances, one of three “tests” must be utilized to apply for a permit to site a dwelling.**

**1) LOT OF RECORD:** When a person, or their family, has owned the property since at least January 1, 1985.

**2) LARGE TRACT:** Property Owners can apply for a permit if the property has AT least 160 acres, OR the property owner has a total of 200 acres of several parcels. If multiple parcels over 200 acres are used, then a deed restriction must be recorded on the other parcels to allow siting of a dwelling on one of them. For example, if a property owner has three different parcels of land (two 50 acres parcels and one 100 acre parcel) and they want to build on the 100 acre parcel, they can do this if they record a deed restriction on the two 50 acre parcels. The deed restricted parcels, used to create the 200 acre combined parcel, can reference parcels in adjacent counties also.

**3) GRID TEST:** Property Owners can grid a square 160 acres in size, centered on their parcel. If 11 different parcels must touch INSIDE the box, and at least 3 of the 11 must have dwellings were sited prior to January 1, 1993, than a dwelling can be approved. If the parcel is adjacent to a road, the grid can be a rectangle ¼ mile wide by 1 mile long, centered on the parcel and aligned with the road. Sometimes this will get more parcels because they are located near the road. Try it both ways and see which grid includes the most parcels and dwellings.

Attached are the relevant ordinance criteria that must be addressed when applying for a resource zone dwelling. One of the tests mentioned above must be part your application, and additional evidence (related to water supply, access, stocking requirements, firefighting standards and fire safety standards for roads) must also be addressed (listed on page 6). The evidence you provide in your application is referred as “Findings”. The adequacy of the Findings you provide will determine whether your permit is granted or not. More is always better than less. When addressing the ordinance criteria, the easiest way to formulate findings is to take each criterion as a “question” and provide your answer. If a particular criterion is not applicable to your proposal, state the criterion and provide “Not Applicable N/A” as your answer. Please be aware that you may be asked by staff to clarify any criterion addressed as N/A. If you have any questions when preparing your application please contact the Planning Dept staff.