

## **ARTICLE 55.2 FORESTRY/RANGE (FR)**

### **55.210 - PURPOSE**

The purpose of this zone is to promote management and conservation of lands of mixed farm and forest use. This productive potential of this land is considered to be greater than that of Non-Resource (NR) zoned lands, but less than that of Farm (EFU) or Forestry (F) zoned lands.

The zone shall be applied to those lands located in southern Klamath County which primarily consist of a juniper-sagebrush-bitterbrush vegetation cover, have no forest productivity rating or are predominantly rated as Class VII forest lands, may be significant wildlife habitat, and are areas of mixed BLM and private ownership.

### **55.220 - APPLICATION**

The Forestry/Range zone includes lands of mixed farm and forestry uses. Criteria, standards, and procedures for development and land partitioning shall be determined based on tax status, soil class, existing parcel size, predominant land use as of January 1, 1993, and Goal 5 constraints.

If the predominant land use was farming, the criteria, standards, and procedures in Article 54 shall apply to all development and land partition activities.

### **55.230 - PROCEDURE**

The county shall assign the tract to either Article 54 or Article 55 based on the following:

- A. If the tract was under farm deferral as of January 1, 1993, then Article 54 applies; or
- B. If the tract is not under farm deferral then Article 55 applies unless the following conditions are met, then Article 54.070 (Non-Farm Dwelling) shall apply:
  - 1. The tract is predominantly made up of class VII soils;
  - 2. The tract is less than 80 acres; and
  - 3. The tract is not within big game habitat.

### **55.250 - LAND DIVISIONS IN FORESTRY/RANGE ZONES**

Land divisions shall be processed and reviewed consistent with Articles 45 and 46. In addition to review criteria contained in Section 45.050, the following criteria shall apply:

- A. MINIMUM LOT SIZE - The minimum lot size is 80 acres.

- B. Notice for all land divisions in the Forestry/Range zone shall be provided to the Department of Land Conservation and Development office in Salem. This notice shall be mailed at least ten days prior to the hearing or decision to allow the partition.

**55.260 - PROPERTY DEVELOPMENT STANDARDS**

- A. Minimum Parcel Size --see 55.250
- B. Building Heights and Setbacks - See Article 62
- C. Fences, Walls and Screening - See Article 64
- D. Landscaping - See Article 65
- E. Signs - See Article 66
- F. Parking - See Article 68
- G. Access - See Article 71