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UMATILLA COUNTY RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending )
Umatilla County Development ) ORDINANCE NO. 2024-06
Code to Amend Animal Density )
Standards in Residential Zones )

WHEREAS the Board of Commissioners has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS at the request of the Commissioners, the Planning Department staff drafted an amendment to the Umatilla County Development Code (UCDC), modifying the limitations on use and dimensional standards regarding animal density and setbacks for animal sheltering structures in certain non-resource zones, and clarifying the uses permitted with a zoning permit for the type and number of dwellings allowed in certain zones.

WHEREAS the Umatilla County Planning Commission held a public hearing regarding the proposed amendments on May 2, 2024, and forwarded some of the proposed amendments to the Board of Commissioners with a recommendation for adoption, and the remainder with a denial recommendation;

WHEREAS the Board of Commissions held a public hearing on June 5, 2024, to consider the proposed amendments, and voted to approve some of the proposed amendments to the Land Development Ordinance, refer a portion back to the department for further review, and denial of the remainder.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendments to the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances, to amend as follows (Strikethrough text is deleted; Underlined/Italicized text is added):

UC - UNINCORPORATED COMMUNITY ZONE

chapter, the following limitations and conditions shall apply in a U-C Zone:

§ 152.118 LIMITATIONS ON USE.

(A) Cows, horses, goat or sheep or similar sized animals shall not be kept on lots having an area less than 20,000 square feet. The total

Notwithstanding any other section of this

number of all such animals over the age of six months allowed on a lot shall be limited to the maximum density to the acreage of the lot divided by the minimum area required for each animal size as outlined in this section. The maximum density minimum area required for horses, cattle, and similar sized livestock cows, goats or sheep is two per acre. For the purposes of this section, the two per acre requirement shall be cumulative. In other words, on two acres only four animals listed above could be kept. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

## **RR-2, RURAL RESIDENTIAL ZONE**

### **§ 152.131 USES PERMITTED.**

(B) Uses permitted with a zoning permit.

In an RR-2 Zone, the following used and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to §152.025;

(1) ~~Dwelling, single-family; A single-family dwelling may be permitted on one tax lot as follows:~~

~~(a) One manufactured dwelling/mobile home, as provided in 152.013; or~~

~~(b) One on-site constructed single-family dwelling;~~

~~(c) Either (a) or (b) may be permitted, not one of each on a single tax lot, except for temporary hardship homes approved under §152.576.~~

~~(2) Home occupation as provided in §152.573;~~

~~(3) Mobile home as provided in §152.013;~~

~~(3)(4) Non-commercial greenhouse or nursery;~~

~~(4)(5) Public or semi-public use;~~

~~(5)(6) Signs; Type 2, 4, 5, 6 as defined in §152.546;~~

~~(6)(7) Residential Home (Adult Foster Care);~~

~~(7)(8) Day Care or Nursery.~~

### **§ 152.133 LIMITATIONS ON USE.**

Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in an RR-2 Zone

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density to the acreage of the lot divided by the minimum area required for each animal size as outlined in this section. The maximum density minimum area required for horses, cattle, and similar sized livestock cows, goats or sheep is two per acre. For the purposes of this section, the two per acre requirement shall be cumulative. In other words, on two acres only four animals listed above could be kept. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

**RR-4, RURAL RESIDENTIAL ZONE**

**§ 152.156 USES PERMITTED.**

(B) Uses permitted with a zoning permit.

In an RR-4 Zone, the following used and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to §152.025;

(1) Dwelling, single-family; A single-family dwelling may be permitted on one tax lot as follows:

(a) One manufactured dwelling/mobile home, as provided in 152.013; or

(b) One on-site constructed single-family dwelling;

(c) Either (a) or (b) may be permitted, not one of each on a single tax lot, except for temporary hardship homes approved under §152.576.

(2) Home occupation as provided in §152.573;

(3) Mobile home as provided in §152.013;

~~(3)~~(4) Non-commercial greenhouse or nursery;

~~(4)~~(5) Public or semi-public use;

~~(5)~~(6) Signs; Type 2, 4, 5, 6 as defined in §152.546;

~~(6)~~(7) Residential Home (Adult Foster Care);

~~(7)~~(8) Day Care or Nursery.

**§ 152.158 LIMITATIONS ON USE.**

Notwithstanding any other section of this

chapter, the following limitations and conditions shall apply in an RR-4 Zone

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density to the acreage of the lot divided by the minimum area required for each animal size as outlined in this section. The maximum density minimum area required for horses, cattle, and similar sized livestock cows, goats or sheep is two per acre. For the purposes of this section, the two per acre requirement shall be cumulative. In other words, on two acres only four animals listed above could be kept. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

**RR-10, RURAL RESIDENTIAL ZONE**

**§ 152.161 USES PERMITTED.**

(B) Uses permitted with a zoning permit.

In an RR-4 Zone, the following used and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to §152.025;

(1) Dwelling, single-family; A single-family dwelling may be permitted on one tax lot as follows:

(a) One manufactured dwelling/mobile home, as provided in 152.013; or

(b) One on-site constructed single-family

dwelling:

(c) Either (a) or (b) may be permitted, not one of each on a single tax lot, except for temporary hardship homes approved under §152.576.

(2) Home occupation as provided in §152.573;

~~(3) Mobile home as provided in §152.013;~~

~~(3)(4) Non-commercial greenhouse or nursery;~~

~~(4)(5) Public or semi-public use;~~

~~(5)(6) Signs; Type 2, 4, 5, 6 as defined in §152.546;~~

~~(6)(7) Residential Home (Adult Foster Care);~~

~~(7)(8) Day Care or Nursery.~~

#### § 152.163 LIMITATIONS ON USE.

Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in an RR-10 Zone

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density to the acreage of the lot divided by the minimum area required for each animal size as outlined in this section. The maximum density minimum area required for horses, cattle, and similar sized livestock cows, goats or sheep is two per acre. For the purposes of this section, the two per acre requirement shall be cumulative. In other words, on two acres only four animals listed above could be kept. The maximum density for

goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

#### MUF, MULTIPLE USE FOREST ZONE

#### § 152.171 USES PERMITTED.

(B) Uses permitted with a zoning permit.

In an MUF Zone, the following used and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to §152.025;

~~(1) Mobile Home as provided in §152.025; One single-family dwelling may be permitted on one tax lot as follows:~~

~~(a) One manufactured dwelling/mobile home, as provided in 152.013; or~~

~~(b) One recreational vehicle; or~~

~~(c) One on-site constructed single-family dwelling;~~

~~(d) Either (a) or (b) or (c) may be permitted, not one of each on a single tax lot, except for temporary hardship homes approved under §152.576.~~

~~(2) Dwelling;~~

~~(3) Vacation trailer or recreational vehicle;~~

~~(4) Dwelling, single-family;~~

~~(2)(5) Christmas tree sales;~~

~~(3) (6) Signs: Type 2, 4, 5, 6 as defined in~~

§152.546;

~~(4)~~ ~~(7)~~ Gravel extraction for personal use limited to 500 cubic yards per year and not disturbing more than an acre of land.

~~(5)~~ ~~(8)~~ Home occupations as provided in §152.573.

~~(6)~~ ~~(9)~~ Residential Home (Adult Foster Care);

~~(7)~~ ~~(10)~~ Day Care or Nursery.

### **§ 152.173 LIMITATIONS ON USE.**

Notwithstanding any other section Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in a MUF Zone:

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density for each animal size as outlined in this section. The maximum density for horses, cattle and similar sized livestock is two per acre. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

### ***FR, FOREST RESIDENTIAL ZONE***

#### **§ 152.216 USES PERMITTED.**

(B) Uses permitted with a zoning permit.

In an FR Zone, the following used and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to §152.025;

~~(1) Mobile Home as provided in §152.013; One single-family dwelling may be permitted on one tax lot as follows:~~

~~(a) One manufactured dwelling/mobile home, as provided in 152.013; or~~

~~(b) One recreational vehicle; or~~

~~(c) One on-site constructed single-family dwelling;~~

~~(d) Either (a) or (b) or (c) may be permitted, not one of each on a single tax lot, except for temporary hardship homes approved under §152.576.~~

~~(2) Dwelling;~~

~~(3) Vacation trailer or recreational vehicle;~~

~~(4) Dwelling, single-family;~~

~~(2)~~ ~~(5)~~ Christmas tree sales;

~~(3)~~ ~~(6)~~ Signs: Type 2, 4, 5, 6 as defined in §152.546;

~~(4)~~ ~~(7)~~ Home occupations as provided in §152.573.

~~(5)~~ ~~(8)~~ Gravel extraction for personal use limited to 500 cubic yards per year and not disturbing more than an acre of land.

~~(6)~~ ~~(9)~~ Residential Home (Adult Foster Care);

~~(7)~~ ~~(10)~~ Day Care or Nursery.

**§ 152.218 LIMITATIONS ON USE.**

Notwithstanding any other section Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in an FR Zone:

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density for each animal size as outlined in this section. The maximum density for horses, cattle and similar sized livestock is two per acre. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

**MR, MOUNTAIN RESIDENTIAL ZONE**

**§ 152.231 USES PERMITTED.**

(B) Uses permitted with a zoning permit.

In an MR Zone, the following used and their accessory uses are permitted upon the issuance of a zoning permit, pursuant to §152.025;

(1) Mobile Home as provided in §152.013; One single-family dwelling may be permitted on one tax lot as described by this section.

a) One manufactured dwelling/mobile home, as provided in 152.013; or

(b) One recreational vehicle; or

(c) One on-site constructed single-family

dwelling;

(d) Either (a) or (b) or (c) may be permitted, not one of each on a single tax lot, except for temporary hardship homes approved under §152.576.

(2) Dwelling;

(3) Vacation trailer or recreational vehicle;

(4) Dwelling, single-family;

(2)-(5) Christmas tree sales;

(3) (6) Signs: Type 2, 4, 5, 6 as defined in §152.546;

(4) (7) Home occupations as provided in §152.573.

(5) (8) Residential Home (Adult Foster Care);

(6) (9) Day Care or Nursery;

(7) (10) Special exemptions pursuant to §§152.575 and 152.576;

(8) (11) Model homes.

**§ 152.233 LIMITATIONS ON USE.**

Notwithstanding any other section Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in an MR Zone:

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density for each animal size as

outlined in this section. The maximum density for horses, cattle and similar sized livestock is two per acre. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

### **CRC, COMMERCIAL RURAL CENTER ZONE**

#### **§ 152.263 LIMITATIONS ON USE.**

Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in a CRC Zone

(A) Cows, horses, goat or sheep or similar sized animals 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 allowed on a lot shall be limited to the maximum density to the acreage of the lot divided by the minimum area required for each animal size as outlined in this section. The maximum density minimum area required for horses, cattle, and similar sized livestock cows, goats or sheep is two per acre. For the purposes of this section, the two per acre requirement shall be cumulative. In other words, on two acres only four animals listed above could be kept. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.

### **FU-10, FUTURE URBAN ZONE**

#### **§ 152.338 LIMITATIONS ON USE.**


Notwithstanding any other section of this chapter, the following limitations and conditions shall apply in an FU-10 Zone

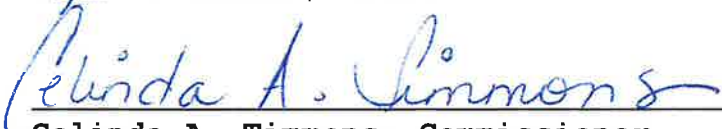
(A) Cows, horses, goat or sheep or similar sized animals shall not be kept on lots having an area less than 20,000 square feet. The total number of all such animals over the age of six months allowed on a lot shall be limited to the maximum density to the acreage of the lot divided by the minimum area required for each animal size as outlined in this section. The maximum density minimum area required for horses, cattle, and similar sized livestock cows, goats or sheep is two per acre. For the purposes of this section, the two per acre requirement shall be cumulative. In other words, on two acres only four animals listed above could be kept. The maximum density for goats and livestock of a similar size is four per acre. When calculating density requirements for mixed livestock, the maximum density is two per acre. For example, a maximum of two horses and two goats could be kept on a two acre lot or parcel at any given time.


FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after its adoption.

DATED this 5<sup>th</sup> day of June, 2024.

UMATILLA COUNTY BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
John M. Shafer, Chair

  
\_\_\_\_\_  
Celinda A. Timmons, Commissioner

  
\_\_\_\_\_  
Daniel N. Dorran, Commissioner



ATTEST:  
OFFICE OF COUNTY RECORDS

  
\_\_\_\_\_  
Records Officer

