



Farm Lot-of-Record Dwelling

A Lot-of-Record dwelling may be permitted in the Exclusive Farm Use (EFU) zone, subject to the applicable standards from Section 7.47 of the Hood River County Zoning Ordinance and applicable portions of Oregon Administrative Rule 660-033-0130(3). For a complete application, explain how your proposal complies with all of the following applicable criteria:

- A. The dwelling will not be sited on High Value Farmland (HVF);
- *A planner can assist you in determining whether your property is HVF or not.*
- B. The lot or parcel on which the dwelling will be sited was lawfully created and was acquired by the present owner:
1. Prior to January 1, 1985; or
 2. By devise or by intestate succession from a person who acquired the lot or parcel prior to January 1, 1985;
- Please indicated how long you have owned the property
- C. "Owner" includes the spouse, child, parent, sibling, brother-in-law, sister-in-law, mother-in-law, father-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner; or a business entity owned by any of these family members;
- D. The tract on which the dwelling will be sited does not include a dwelling (*Section 7.05.G. defines 'tract' as all contiguous property in the same ownership.*);
- ▶ *Is there an existing dwelling on any of the parcels in the ownership tract?*
 Yes No
- E. The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, no dwelling exists on another lot or parcel that was part of that tract;
- ▶ *Were parcels adjacent / contiguous to the subject parcel under the same ownership as the subject parcel on November 4, 1993?* Yes No
- ▶ *Was there an existing dwelling on any of the parcels in the November 4, 1993 ownership tract?* Yes No
- F. If the tract on which the dwelling will be sited is adjacent to a parcel that is in farm or forest use, the dwelling shall not force a significant change in or significantly increase the cost of accepted farm or forest practices on that parcel;
- ▶ *Provide a site plan showing the anticipated location of the dwelling. Indicate items required for a complete site plan and indicate features or distance that would act as a buffer to adjacent farm or forest operations.*
- G. All portions of the tract in which the dwelling will be sited are consolidated into a single lot or parcel;
- ▶ *Prior to receiving a building permit, please provide documentation to confirm recording the consolidation (if required).*

- H. The dwelling will be consistent with density limitations that protect Goal 5 - big game wildlife habitat; *(a planner will make a determination during the review process)*
- I. The dwelling will not exceed the facilities and service capabilities of the area;
 - ▶ *Utility and service agencies will be provided copies of the application for comment. Proof of septic suitability and well water acceptability (if proposed) may be required as part of the review process.*
- J. The dwelling will not materially alter the stability of the overall land use pattern of the area; *(a planner will make a determination during the review process)*
- K. The dwelling is subject to Section 7.60, and Article 50 - Buffer Requirements including a deed notification, and with other applicable requirements of the Comprehensive Plan;
 - ▶ *Prior to receiving approval on a building permit, please provide a finalized site plan showing buffers and provide documentation to confirm recording the deed notification (if required).*
- L. The County Assessor shall be notified if the County intends to allow a dwelling;
(Records and Assessment will be provided a copy of the decision)
- M. Approval of a dwelling may be transferred by a person who has qualified for the dwelling to any other person after the effective date of the approval. *(Note: transfer from the applicant may occur to only one subsequent party. The approval becomes null and void upon additional transfers).*