



Variances

A variance may be sought for certain requests involving numerical site development standards that apply to the County Zoning Ordinance. For a complete application, a detailed description of your proposed use and a written narrative with supporting documentation should be provided explaining how your proposal complies with all of the following applicable criteria:

Section 60.20 – Variance Standards:

- A. No variance shall allow a use that is not provided for within the applicable zoning designation.
- B. No variance regarding minimum lot size shall be approved for lands within the National Scenic Area, or for lands zoned Exclusive Farm Use (EFU), Forest (F-1) or Primary Forest (F-2).
- C. A variance may be granted only in the event that all of the following circumstances have been addressed:
 1. The variance will at the most have a minimal negative impact to adjacent properties;
 2. The variance will result in more efficient use of the site, or result in protection of a natural feature.
 3. The variance does not exceed the following percentages; or is for an addition which does not extend beyond the existing building into the required setback:
 - a. Setbacks: No more than 25% of requirement
 - b. Lot Dimension: No more than 10% of requirement
 - c. Height: No more than 10% of requirement
 - d. Lot Area: No more than 10% of requirement
 4. Exceptions to Subsection 60.20(C)(3) above may be granted if the following circumstances exist:
 - a. Exceptional or extraordinary circumstances apply to the property, which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography, or other circumstances over which the owners of property, since enactment of this ordinance, have had no control.
 - b. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.
 - c. Strict adherence to the requirement will result in a substantial economic impact to the property owner.

Section 60.10 – Burden of Proof:

1. Granting the request is in the public interest; the greater departure from present land use patterns, the greater the burden of the applicant.
2. The public interest is best carried out by granting the petition for the proposed action, and that interest is best served by granting the petition at this time.
3. The proposed action is in compliance with the Comprehensive Plan.
4. The factors set forth in applicable Oregon Law were consciously considered. Also, consideration will be given to the following factors:
 - A. The characteristics of the various areas of the County.
 - B. The suitability of the subject area for the type of development in question.
 - C. Trends in land development.
 - D. Density of development.
 - E. Property values.
 - F. The needs of economic enterprises in the future development of the County.
 - G. Access.
 - H. Natural resources.
 - I. Public need for healthful, safe, and aesthetic surroundings and conditions.