

Chapter 18.14 - OPEN SPACE FORESTRY AND GRAZING (OFG) ZONE

Sections:

18.14.010 - Purpose.

The purpose of the OFG zone is long-term protection of public and privately owned lands in open space uses for the health, safety, welfare, comfort, and convenience of the public. By designating areas with aesthetic, cultural, natural resource, and similar values as open space, uses that would diminish these values can be prohibited or regulated, while allowing compatible uses. Areas that are subject to hazards such as flooding can be designated and regulated in order to protect the public safety and property investment. The OFG zone is consistent with the public lands, exclusive agriculture, and general agriculture general plan designations, and may also be applied in other areas for the purposes described when there is no conflict with the general plan.

(Ord. 236-73 Exh. A(part), 1991)

18.14.020 - Regulations applicable.

The regulations set out in this chapter shall apply in all OFG zones subject to the provisions and limitations set out in Chapters 18.100 through 18.112 of this title; except, on lands under public jurisdiction they shall apply only to the extent that the county has jurisdiction over applicable land use matters.

(Ord. 236-73 Exh. A(part), 1991)

18.14.030 - Uses permitted—Public lands.

When land zoned OFG is under public ownership, lease, or control, all uses permitted on such lands shall conform to the existing management policies of the governmental agency having primary jurisdiction over such area, or the regulations in this chapter shall govern to the extent permitted by law or by the consent of, or agreement between, the county and public lands agency.

(Ord. 236-73 Exh. A(part), 1991)

18.14.040 - Uses permitted—Private lands.

- A. Farm forestry; forest management (18.100.010);
- B. Livestock grazing, farming, and the continuation of existing agricultural land uses. No new residential uses shall be permitted;
- C. Low intensity recreational uses;

- D. Private heliport or airstrip as an accessory use;
- E. Resource management activities compatible with the character of the land and the purpose of this zone, when approved by any agency having jurisdiction, such as flood plain management, fish and wildlife enhancement projects, recharge projects, and similar uses;
- F. Public uses such as parks, reservoirs, low-intensity recreational uses, equestrian trails, campgrounds, cross country skiing, hiking, and similar nonmotorized off-road experiences, and accessory structures;
- G. Public utilities that require siting in the subject location for the orderly provision of services, provided the facilities do not occupy more than one-half acre and do not require human habitation for their operation outside of maintenance related activities, including but not limited to switching stations, wells, and communications structures; but excluding electrical substations, and transmission towers located outside of existing rights-of-way;
- H. Similar uses (18.100.010).

(Ord. 236-73 Exh. A(part), 1991)

18.14.050 - Uses permitted with an administrative permit.

Uses permitted with an administrative permit, subject to the provisions in Section 18.100.020, shall be as follows:

- A. Assemblage of people.
- B. Commercial energy exploration.

(Ord. No. 348, 7-20-2011; Ord. 236-73 Exh. A(part), 1991)

18.14.060 - Uses permitted with a use permit.

- A. Assemblage of people (18.100.030);
- B. One one-family dwelling and accessory uses (18.100.030); or two or more dwelling units when clustered and an average density of two persons per acre is not exceeded; home occupation (18.100.030);
- C. Mining (18.100.030);
- D. Commercial energy development;
- E. Commercial recreational facilities;
- F. Commercial wood or timber processing facilities;
- G. Airports or waste facilities;
- H. Public uses, quasi-public uses, and public utilities excluded from Section 18.14.040;
- I. Similar uses (18.100.030).

(Ord. 236-73 Exh. A(part), 1991)

18.14.070 - Development standards.

Except as otherwise provided in Chapter 18.110:

- A. Minimum lot size: The OFG zone may be applied to any lot or parcel, or portion thereof, to achieve the purposes of this zone. Once land is zoned OFG no division shall occur which would create a parcel less than eighty acres, except as the result of a dedication or conveyance to or from a public entity or public utility.
- B. Minimum yards:
 - 1. Front, side street: dwellings and nonfarm buildings: twenty feet; farm buildings: ten feet.
 - 2. Rear, side: thirty feet.
- C. Access, parking, height limits, signs, other: As provided in Chapter 18.110.

(Ord. 236-73 Exh. A(part), 1991)