

CHAPTER 3.37

AGRICULTURE-OPEN SPACE (AG-OS) ZONE

Section 3.37.10 - PURPOSE

This Zone is intended to implement the Open Space - Agriculture Comprehensive Plan Map designation and recognize areas within the City suitable for Agricultural Research Use and for Uses compatible with Agricultural and Horticultural Research Use Types. The characteristics of such Use Types typically result in preservation of large open space areas. Residential Uses are Accessory to the Primary Uses.

Section 3.37.20 - PERMITTED USES

3.37.20.01 - Ministerial Development

a. Primary Uses Permitted Outright -

1. Civic Use Types - Freestanding Wireless Telecommunication Facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions
2. Agriculture Use Types -
 - a) Animal Husbandry
 - b) Aquaculture
 - c) Horticulture, Cultivation, and Storage
 - d) Research Facilities and Services - related to the Use Types in "a," through "c," above
 - e) Row Field Crops
 - f) Tree Crops

b. Accessory Uses Permitted Outright

1. Animal Sales and Services - Veterinary
2. Animal Waste Processing

3. Packing and Processing - Limited
4. Essential Services
5. Required off-street parking for Uses permitted in this Zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements
6. Other development customarily incidental to the Primary Use and in accordance with Chapter 4.3 - Accessory Development Regulations
7. Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions
8. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions

3.37.20.02 - Special Development

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development.

a. Commercial Use Types -

1. Animal Sales and Services
 - a) Horse Stables
 - b) Kennels
 - c) Stockyards
 - d) Veterinary

2. Lodging Services - Campground, Willamette Park only
 3. Participant Sports and Recreation - Outdoor
- b. Agriculture Use Types - Packing and Processing - General**
- c. Civic Use Types -**
1. Community Recreation - public parks only
 2. Freestanding Wireless Telecommunication Facilities, subject to the standards in Chapter 4.9 - Additional Provisions
 3. Freestanding Wireless Telecommunication Facilities that do not meet the setback or spacing standard requirements of Sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9 - Additional Provisions
 4. Colocated/attached Wireless Telecommunication Facilities on multi-family residential structures, three or more stories that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions
 5. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions

3.37.20.03 - General Development

Plan Compatibility Review - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review, and other applicable provisions of this Code.

- a.** Accessory Dwelling Units subject to Chapter 4.3 - Accessory Development Regulations
- b.** Major Utilities and Services
- c.** Minor Utilities subject to Chapter 4.9 - Additional Provisions

- d. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 75 ft. in height, in accordance with Section 4.9.50 of Chapter 4.9 - Additional Provisions, except adjacent to an RS-3.5, RS-5, RS-6, RS-9, or RS-9(U) Zone where the threshold is 20 ft. above the height of the structure or 75 ft. in height, whichever is less. Note: Flagpoles are subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations.
- e. Freestanding Wireless Telecommunication Facilities 61 to 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions, unless prohibited by restrictions on public lands.

Section 3.37.30 - PERFORMANCE STANDARDS

Each Use, activity, or operation within this Zone shall comply with applicable local nuisance and animal control ordinances and state and federal standards.

Section 3.37.40 - SETBACKS

The following minimum setbacks shall apply to all structures other than fences or walls in the AG-OS Zone.

- a. **Boundary Area** - A setback of not less than 25 ft. shall be provided along each AG-OS Zone boundary line abutting any residential zone.
- b. **Along Streets** - The following minimum setbacks shall apply:
 - 1. Arterial Streets - 100 ft.
 - 2. Collector Streets - 70 ft.
 - 3. All other streets - 25 ft.

Section 3.37.50 - SPECIAL BUFFERING AND SETBACKS

When residential development existed on December 31, 2006 on lands adjacent to the Actively Farmed OS-AG Land, special buffering and setback requirements apply as follows:

- a. **Buffering** - A minimum 50 ft.-wide continuous plant or plant/berm buffer is required adjacent to the existing residential development property lines.

- b. **Setbacks** - A minimum building setback of 100 ft. shall be maintained adjacent to the existing residential development's property lines. Streets may be located within this 100-ft. setback area, provided the minimum 50 ft.-wide required plant or plant/berm buffer required by Section 3.37.50. "a," above, is provided between the street and the adjacent Actively Farmed OS-AG Lands.

Section 3.37.60 - LANDSCAPING, NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Section 3.37.70 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.37.60, variations from development and design standards, such as the standards in this Chapter and in other chapters of this Code addressing parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.

