

ZONING

CHAPTER 144

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EFU-EXCLUSIVE FARM USE

144.020. PERMITTED USES. The following uses, when developed under the general development standards in this zoning code applicable to the EFU district and to all such uses, generally, are permitted in the EFU district:

- (a) Farm uses.
- (b) The propagation or harvesting of a forest product.
- (c) Utility facilities necessary for public service, except commercial facilities for the purpose of generating power for public use by sale, and transmission towers over 200 feet in height.
- (d) On-site response actions in accordance with applicable law to discharges of oil and releases of hazardous substances, pollutants, and contaminants. (Ord No. 133-87; Ord No. 116-94)

144.030. SPECIAL USES. (a) The following uses, when restricted, developed and conducted as required in SRC chapter 119, are permitted in the EFU district:

- (1) Antennas attached to existing and approved structures.
(Ord No. 82-96; Ord No. 60-97)

144.035. ADMINISTRATIVE CONDITIONAL USES. (a) The following uses, with administrative conditional use approval as provided in SRC chapter 116, are permitted in an EFU district: (Ord No. 82-96; Ord No. 60-97)

144.040. CONDITIONAL USES. The following uses, with conditional use approval as provided in Salem Revised Code Chapter 117, as applicable, are permitted in the EFU District:

- (a) Dwellings customarily provided in conjunction with farm use.
- (b) Commercial activities in conjunction with farm uses, involving products that are produced on the subject property.
- (c) Commercial utility facilities for the purpose of generating power for public use by sale.
- (d) The boarding of horses for profit.
- (e) Golf courses.
- (f) Transmission towers over 200 feet in height. (Ord. No. 133-87; Ord No. 48-89)

144.050. PROHIBITED USES. Within an EFU district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under SRC 144.020 to 144.040. (Ord No. 133-87)

144.060. HEIGHT. Within an EFU district:

- (a) Farm related structures shall have no height limitations.
- (b) Dwellings erected, altered, or enlarged shall not exceed 35 feet.
- (c) Nonresidential and non-farm structures shall not exceed 35 feet unless they are in conjunction with conditional uses allowed in Section 144.040 and the greater height is requested and approved as part of the conditional use permit. (Ord No. 133-87)

144.070. PARCEL/LOT AREA. The minimum parcel area requirement is 75 acres. (Ord No. 133-87)

144.080. FRONT YARDS AND YARDS ADJACENT TO STREETS. Within an EFU district:

(a) Along the full extent of each front lot line and lot line adjacent to a street, there shall be a minimum required yard of 12 feet in depth. Garages or carports having a vehicle entrance facing a street shall be setback at least 20 feet from the street or private driveway.

(b) Along the full extent of each front lot line not adjacent to a street, such as a flag lot or along a private drive, there shall be a minimum required yard 12 feet in depth. (Ord No. 133-87)

144.090. INTERIOR SIDE YARDS. Within an EFU district:

(a) Each lot having an interior side lot line shall have a minimum required side yard of:

(1) Five feet for a building or structure not more than 35 feet in height; and

(2) For buildings or structures exceeding 35 feet in height the minimum required interior side yard shall be five feet plus one foot for each one foot of additional height or fraction thereof, but need not exceed 20 feet in depth.

(b) Setbacks for accessory structures shall meet the requirements of SRC 131.050. (Ord No. 133-87)

144.100. INTERIOR REAR YARDS. Within an EFU district:

(a) Each lot having an interior rear lot line shall have a minimum required yard of:

(1) Fourteen feet for any portion of a main building not more than 15 feet in height; and

(2) Twenty feet for any portion of a main building greater than 15 feet in height.

(b) Setbacks for accessory structures shall meet the requirements of SRC 131.060. (Ord No. 133-87)