Proposed Baker County Zoning Ordinance Changes
(Additions/Changes in Red)

Chapter 540
Special Zoning Districts

540.05 Old Mill Limited Use Combining Zone (OMLUC)

A. Northern Portion of Tax Lot 200 of Map No. 08s46e21a – (±10.52 acres), depicted in Map 1 of this Section.

1. Uses Permitted Through a Type I Procedure*:*

   a. A Residential Wind Power Generation Facility, subject to the provisions of Chapter 750.

   b. A Small-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

   c. A Commercial-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

   d. Local distribution utility facilities.

   e. Special events permitted through the provisions of Chapter 235 of this ordinance.

2. Uses Permitted Through a Type II Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.06.

   a. Single-Family Dwellings. No more than two dwellings on northern portion (±10.52 acres).

   b. Farm uses, except for feedlots and sales yards, subject to livestock concentration limitations found Section 510.05.

   c. Home Occupations.

3. Uses Permitted Through a Type III Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.07. These uses shall also require a Conditional Use Permit as described in Chapter 210.

a. A Small-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760

b. A Commercial-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

c. A Utility-Scale Solar Power Generation Facility, subject to the provisions of Chapter 760.

d. Special events permitted through the provisions of Chapter 235 of this ordinance.

B. Southern Portion of Tax Lot 200 of Map No. 08s46e21a (±18.04 acres), depicted in Map 1 of this Section.

1. Uses Permitted Through a Type I Procedure*:*

a. A Residential Wind Power Generation Facility, subject to the provisions of Chapter 750.

b. A Small-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

c. A Commercial-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

d. Local distribution utility facilities.

e. Special events permitted through the provisions of Chapter 235 of this ordinance.

2. Uses Permitted Through a Type II Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.06.

a. Service Stations

b. Welding or Machine Shops

c. Storage and Processing of Agricultural Products

d. Watchman's Quarters

e. Quarters/Temporary Housing in Conjunction with Industrial Use

f. Public Use Buildings or use

g. Convenience Stores

h. Public or Private Parks or Playgrounds

i. Outdoor Recreation equipment rental and sales

j. Self Service Storage

~~i. Manufacturing, compounding, fabricating, processing, repairing, and packaging.~~

~~j. Processing, manufacturing, sorting, storing and warehousing of wood products.~~

3. Uses Permitted Through a Type III Procedure. The following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.07. These uses shall also require a Conditional Use Permit as described in Chapter 210.

   a. Any processing, storing or manufacturing which emits odors, fumes, gases or treated water, including the storage of hazardous materials.

   b. Commercial dwellings

   c. Travel Trailer Parks and RV Parks

   d. A Small-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

   e. A Commercial-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.

   f. A Utility-Scale Solar Power Generation Facility, subject to the provisions of Chapter 760.

   g. Special events permitted through the provisions of Chapter 235 of this ordinance.

h. Manufacturing, compounding, fabricating, processing, repairing, and packaging.

i. Processing, manufacturing, sorting, storing and warehousing of wood products.

Map 1: OMLUC Zone

