

Landscape Management Combining Zone

What is a Landscape Management (LM) Combining Zone?

The LM zone is an overlay zone that adds requirements to the base zone (ex. MUA, EFU, RR-10) in which a lot or parcel is located. The purpose of the LM zone is to protect and enhance scenic vistas as seen from designated roads and rivers. Specific standards related to this zone are contained in Chapter 18.84 of Title 18, the Deschutes County Zoning Code.

When is LM review required?

LM review is required when construction which requires a building permit, or sometimes, a septic system is proposed on property within a specified distance of designated roads and rivers:

- a. Within one-quarter mile (1320 feet) of designated roads; or
- b. Within one-quarter mile (1320 feet) of a State scenic waterway or within the boundary of a Federal wild and scenic river corridor; or
- c. Within 660 feet of rivers and streams otherwise identified in the Comprehensive Plan and on the County Zoning Map.

NOTE: Within a State Scenic Waterway, approval for new development is also required from the Oregon Parks and Recreation Department, 20300 Empire Ave., Suite B1, Bend, 97701, (541)388-6211.

There are two types of LM applications:

- a. **Visible LM:** required when the proposed building will be visible from the designated road or stream, or
- b. **Non-visible LM:** used when the proposed building cannot be seen from the designated road or river because it is completely hidden by vegetation, other buildings and/or the lay of the land (topography).

A planner will do a site visit as part of the review of the application to confirm whether or not the proposed building will be visible.

How will my building be reviewed?

Design review standards are used to review proposed buildings in terms of how well they will protect and enhance scenic vistas. In the LM zone these standards pertain to the color of the roof and siding, exterior lighting, and the vegetation that screens the building from the designated road or river. The intent of the standards is to make the proposed buildings blend into the natural landscape as much as possible. [Section 18.84.080]

What is a Conservation Agreement?

A conservation agreement is a binding agreement between the property owner and the county that provides special protection for the land between the ordinary high water mark of a designated river and 10 feet inland. The agreement does not transfer ownership of land but rather works to preserve the vegetation and other natural features along designated rivers. The agreement also does not require public access. The agreement must be recorded with the County Clerk before building permits can be issued.

Are there any special setbacks?

Road Setbacks : All new buildings or additions on lots fronting a designated LM road must be set back at least 100 feet from the edge of the road.

River and Stream Setbacks : All new buildings or additions must be set back 100 feet from the ordinary high water mark of designated streams and rivers.

Rimrock Setback : New buildings (including decks or additions) must be set back at least 50 feet from the edge of the rimrock in an LM zone.

Other setbacks : All other setbacks are defined by the underlying zone.

NOTE: Some properties may be eligible for a setback exception. [Section 18.84.090]

Are there other special standards and definitions?

Natural Grade . In the LM zone the height of the building is measured from natural grade. Natural grade is the ground level prior to construction or grading for the wall facing the designated road or river.

Building Height . The maximum height for buildings in the LM zone is 30 feet measured from natural grade. Along a state scenic waterway or federal wild and scenic river, the height of a building includes chimneys, antennae, flag poles or other projections from the roof of the building.

How do I apply?

You need to submit the correct fee and application materials in order for your application to be complete. We will not accept incomplete applications until the missing material is provided.

Application materials:

1. Completed application form
2. Plot Plan:
Property boundaries

Road access

Setbacks

Location and size of existing and proposed buildings, septic system, well, exterior lighting and other improvements

Fences, or a statement that no fences are proposed

Special topographic features, including rimrock, rock outcroppings or sloped areas

Landscape plan showing location, size and species of existing vegetation six inches in diameter or greater and vegetation to be removed

North arrow and scale

3. Architectural drawings showing (this is not required for non-visible LM applications):

Height of the building from natural grade

Exterior lighting

Chimneys, or other proposed projections from the roof

Window size and location

4. Written statement which explains how the proposal will meet the Design Review Standards. (This is not required for non-visible LM applications.)
 5. A copy of the deed showing current ownership.
-