

Wildlife Area Combining Zone

What is a Wildlife Area (WA) Combining Zone?

The WA 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 WA zone is to conserve important wildlife areas and to permit development compatible with the protection of wildlife areas. Chapter 18.88 of the County Zoning Code contains specific standards for the WA zone.

What are the uses permitted in the WA zone?

Most uses permitted outright or conditionally in the underlying zone are similarly permitted in the designated wildlife areas. [Section 18.88.030 & 040] There are some uses which are not permitted in the WA zone. These uses include:

1. Golf course, not included in a destination resort;
 2. Commercial dog kennel;
 3. Church;
 4. Public or private school;
 5. Bed and breakfast inn;
 6. Dude ranch;
 7. Playground, recreation facility or community center owned and operated by a government agency or a nonprofit community organization;
 8. Timeshare unit;
 9. Veterinary clinic;
 10. Fishing lodge.
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What should I know about land divisions?

There are special minimum lot sizes depending on where your property is located. [Section 18.88.050] For example, in the Tumalo, Metolius, North Paulina and Grizzly deer winter ranges, the minimum lot size for new parcels is 40 acres. The minimum is 160 acres and 320 acres respectively for certain areas designated as elk or antelope habitat. There are also special clustering and open space requirements for land divisions in the RR-10 and MUA-10 zones.

Are there special standards for siting my house?

In general, setbacks are defined by the underlying zone. However, there are other special standards [Section 18.88.060]:

1. The new house, including decks and porches, must be located entirely within 300 feet of a public road, private road or recorded easement for vehicular access, except in special circumstances.
2. A private road, easement for vehicular access or driveway, for the purposes of this chapter, must have existed prior to August 5, 1992. The existence of a road, driveway or easement can be confirmed with an application for an administrative determination.

Are there any other special standards?

New fences in conjunction with new development in the wildlife areas need to be designed to let wildlife pass over or under the fence. [Section 18.88.070] To allow this, the distance between the ground and the bottom strand or board of the fence must be at least 15 inches and the height of the fence must not be more than 48 inches above ground level. Smooth wire and wooden fences that allow passage of wildlife are preferred (but not required) and woven wire fences are discouraged.

Some types of fences are exempt from these requirements. They include fences which enclose less than 10,000 square feet and which surround or are next to houses or buildings and corrals used for working livestock. For example, fences surrounding a garden smaller than 100 feet by 100 feet would be exempt.

How do I apply?

1. In most cases, the WA zone standards are reviewed at the same time as another land use permit application (ex. Landscape Management site plan review or building permit) and for one fee.
2. A separate application (an administrative determination) is required:
 - a. to establish the existence of a road, easement, or vehicular access prior to August 5, 1992; or
 - b. when siting a house farther than 300 feet from public or private roads or recorded easements.

You need to submit the correct fee and application materials in order for your application to be complete. Incomplete applications will not be accepted by the Planning Division until the appropriate material is submitted.

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, including information about fence design, or a statement that no fences are proposed

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

North arrow and scale

3. For an Administrative Determination the following is also needed:
 - a. Written statement explaining how the proposal meets the standards of the WA zone
 - b. When establishing the existence of a road or easement, submit one of the following:
 - i. A copy of an easement recorded with the County Clerk prior to August 5, 1992 establishing a right of access for vehicular use; or
 - ii. An aerial photograph with proof that it was taken prior to August 5, 1992 showing the road or driveway; or
 - iii. A map published prior to August 5, 1992 or assessor's map from prior to August 5, 1992 showing the road (but not a trail or footpath).