

Application Fee: Application forms and fee schedule are available online at:
www.deschutes.org/cdd/

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.

Where can I get more information?

Main Office: Deschutes County
Community Development Department
117 NW Lafayette Avenue, P.O. Box 6005
Bend, OR 97708-6005
Phone: (541) 388-6575 Fax: (541) 385-1764
<http://www.co.deschutes.or.us/cdd>

Redmond:
657 SW Glacier
(541) 317-3188

La Pine:
16345 Sixth St.
(541) 536-5852



Please send all mail to the Main Office.

LANDSCAPE MANAGEMENT COMBINING ZONE

What is a Landscape Management (LM) Combining Zone?

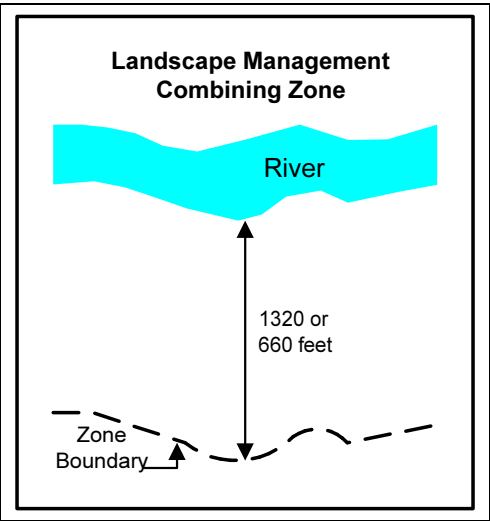
The LM zone is an overlay zone that adds requirements to the base zone (ex. MUA, EFU, RR-10) in which a lot or parcel is located. The purpose of the LM zone is to protect and enhance scenic vistas as seen from designated roads and rivers. Specific standards related to this zone are contained in Chapter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