

DWELLING OPPORTUNITIES IN RESOURCE ZONES

TYPE OF DWELLING	EFU HIGH-VALUE	EFU NON HIGH-VALUE	FU
Replacement Existing dwelling	Allowed with the issuance of a zoning permit if existing dwelling meets the criteria of MCZO sections 3.010(C)(5) and 3.010(K)(1)(a) [EFU] or 3.020(F)(4) [FU]		
Replacement Previously existed, removed	Permitted w/ criteria Meets criteria in MCZO sections 3.010(C)(5) and 3.010(K)(4) [EFU] or 3.020(F)(4) [FU]. Additionally, the dwelling must have formerly met criteria of MCZO section 3.010(K)(1)(a) and any removal or destruction occurred on or after January 1, 1973.		
Medical Hardship	Conditional Use Permit Meets criteria of MCZO sections 3.010(E)(3) [EFU] or 3.020(E)(3) [FU] and 7.300 for Medical Hardship as a Special Use.		
FARM DWELLINGS (Goal 3) ¹			
<i>Occupants must be involved in farming operations:</i>			
Income Standards	Permitted w/ criteria \$80,000+ gross income in 2 yrs or 3 of last 5 yrs or average 3 of 5 yrs.	Permitted w/ criteria \$40,000+ gross income last 2 yrs, or 3 of last 5 yrs, or average of 3 of 5 yrs.	N/A
Accessory	Permitted w/ criteria Limits future land divisions.	Permitted w/ criteria Limits future land divisions.	N/A
Farm Relative ²	Permitted w/ criteria		N/A
Large Tract	N/A	Permitted w/ criteria Parcel or tract at least 160 acres non-rangeland or 320 acres rangeland.	N/A
<i>Occupants do <u>not</u> have to be involved in farming operations:</i>			
Lot of Record ³	Permitted w/ criteria		N/A
Non-Farm (no land division)	N/A	Permitted w/ criteria Must be developed on a parcel or portion composed predominantly of Class VII-VIII soils.	N/A
Non-Farm (w/ land division) ⁴	Permitted w/ criteria Only allowed with an existing dwelling (conversion).	Permitted w/ criteria Must be developed on a parcel or portion composed predominantly of Class VII-VIII soils.	N/A
FOREST DWELLINGS (Goal 4) ⁵			
Large Tract	N/A	N/A	Permitted w/ criteria 240 contiguous acres or 320 non-contiguous acres under same ownership.
Forest Template	N/A	N/A	Permitted w/ criteria
Lot of Record	N/A	N/A	Permitted w/ criteria

¹ All farm dwellings are processed as a Land Use Decision (Administrative Review).

² Relative means grandparent, grandchild, parent, child, brother or sister of the farm operator or farm operator's spouse. The relative must assist in management or operation of the farm use.

³ (1) Parcel created and current owner/family must have owned continuously since January 1, 1985; (2) Only one dwelling per "tract"—verify "tract" as it existed on November 4, 1993; any remaining portions are then consolidated into a single parcel.

⁴ Subject to 3.010(N). Parent parcel must meet the EFU parcel size of 160 acres and have been created prior to July 1, 2001. Also, the remnant parcel must meet the EFU parcel size of 160 acres; opportunity to create up to two nonfarm parcels and both must be approved at the same time.

⁵ All forest dwellings are processed as a Land Use Decision (Administrative Review)