

Chapter 57

Floodplain Agriculture Zone (FPA)

57.005 Purpose. The Floodplain Agriculture Zone shall preserve and protect lands for continued agricultural production, harvesting and related uses; and conserve and protect open spaces, wildlife habitats, and other such uses associated with land subject to flooding. This zone shall provide for multiple uses of floodplain areas when such uses are compatible with recurring flooding and adjacent land utilization. [Ord 26, Ord 90-0069, Ord 2021-0304]

57.010 Standards for Application. The Floodplain Agriculture Zone is applied to select areas within the Corvallis Urban Growth Boundary subject to recurring flood inundation. [Ord 26, Ord 90-0069, Ord 2021-0304]

PERMITTED USES

57.105 Permitted Uses. The following uses are allowed in the Floodplain Agriculture Zone:

- (1) Farm use.
- (2) Forest use.
- (3) One dwelling per parcel or lot.
- (4) One manufactured dwelling in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident.
- (5) Home occupation.
- (6) Day care for fewer than thirteen children.
- (7) Accessory use or structure.
- (8) Natural area, open space, or acquisition of greenway corridor.

[Ord 26, Ord 90-0069, Ord 2005-0209, Ord 2005-0210, Ord 2021-0304]

CONDITIONAL USES

57.205 Conditional Uses Approved. The following uses may be allowed in the Floodplain Agriculture Zone by conditional use permit approved by the Planning Official:

- (1) Public wildlife preserve.
- (2) Dam, power plant, transmission line, and transmission station, together with associated structures.
- (3) Water supply, water treatment facility, wastewater treatment facility, reservoir and other related facilities.
- (4) Operations conducted for the exploration, mining, and processing of geothermal resources, aggregate and other mineral resources or other subsurface resources.
- (5) Golf course.
- (6) Developed park or recreation facility, and bike paths.
- (7) Day care center.

[Ord 26, Ord 90-0069, Ord 2005-0209, Ord 2005-0210, Ord 2021-0304]

MINIMUM PARCEL OR LOT SIZE

57.305 Minimum Parcel or Lot Size. All new parcels or lots created shall be reviewed under the provisions for Planned Unit Developments (PUD) contained in BCC Chapter 100. One parcel or lot may be created under the PUD provisions per five (5.00) acres. [Ord 90-0069, Ord 98-0141]

SITING STANDARDS

57.405 Siting Standards and Requirements. All structures allowed in the Floodplain Agriculture Zone shall be sited in compliance with the applicable provisions of BCC Chapters 83, BCC Chapter 88 (when located within the Corvallis Urban Fringe), BCC Chapter 99, and the following additional standards in instances when they are more restrictive than the provisions of BCC Chapters 83, 88, and 99, as applicable:

- (1) A dwelling shall be placed at least thirty (30) feet from a property line, and at least forty-five (45) feet from the edge of a roadway. Architectural features shall not project more than two (2) feet into a required setback.
- (2) Non-residential structures shall be placed at least twenty (20) feet from any property line, except no setback is required for a non-residential structure of 120 square feet or less. A side or rear setback for a non-residential structure may be reduced to three (3) feet if that the structure:
 - (a) Is detached from other buildings by five (5) feet or more;
 - (b) Does not exceed a height of twenty (20) feet; and
 - (c) Does not exceed an area of 500 square feet.
- (3) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of any river or major stream. In the case of a creek or minor streams, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.

[Ord 26, Ord 90-0069, Ord 2005-0209, Ord 2005-0210, Ord 2021-0304]