



NOTICE

On August 2, 2017 the Josephine County Board of Commissioners approved the following changes to the Rural Land Development Code (RLDC). **The following are scheduled to become effective on Monday October 30, 2017.**

Fences and Tarps

Note: The requirement for a fence in association with a marijuana grow site is not a county rule, rather a state requirement.

The following apply to all fences in the unincorporated areas of Josephine County, unless otherwise noted in the code.

1. Definitions were created for 'fence', and 'sight-obscuring fence'. {Article 11.030}
2. Development Permits have always been required for a sight-obscuring fence over 7' in height, but it was made more clear in the code as to when that permit is required. {Sec. 72.020}
3. Sight-obscuring fences no longer have to meet a side and rear yard setback. (However, they still have to meet a front yard/road setback.) {Sec. 73.030}
4. Fences, regardless of height, can no longer be made of tarp, appliances, root balls, etc. (Be advised under current code any tarp fence, or those mentioned, over 7' is considered illegal because it does not meet Oregon Specialty Codes.) {Sec. 73.030}
5. If a vegetative screen is required, it shall be maintained and be capable of shielding a marijuana plant in three years. {Sec. 73.030}
6. Shade cloth is allowed to shade plants, but is not meant for fencing, and can only be used three consecutive months, and must be removed at the end of the grow season. {Sec. 73.030}

Accessory Structures/Buildings/Greenhouses

1. In the RR1, RR2.5, and a lot zoned RR5 that is less than 2.5 acres in size, the total *footprint* (those areas that cover the ground) of all buildings on the lot shall not exceed 50% of the lot

area. (The county still regulates square *footage*—the area bound by walls on each floor of a building--regardless of zone or lot size, see Sec. 72.060.) {Sec. 72.060}

2. No indoor lighting from a marijuana production or processing facility shall be visible from dwellings on the adjacent lots, nor cast light onto those properties, nor upward into the night sky. {Sec. 72.060}

Lighting

1. All exterior lighting (including security systems), regardless of zone or use, shall be shielded or use a hood and lens that cast light downward so as to ensure no light is cast onto adjacent properties nor upward into the night sky. {Article 77}
2. No indoor lighting from a marijuana production or processing facility shall be visible from dwellings on the adjacent lots, nor cast light onto those properties, nor upward into the night sky. {Article 77}

Erosion Control and Berms

1. Regardless of use or zone, if fill is brought on-site, or stockpiled, and said fill exceeds 10 cubic yards, runoff must be maintained on-site. Best management practices to control runoff shall be implemented. {Sec. 83.020}
2. No filling or grading on slopes >15% without a Stormwater Management Plan (already in the code for land divisions and other areas). {Sec. 83.020}
3. Berms have to meet the same setback as a structure and must be stabilized with ground cover. {Sec. 83.020}

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