

PROPERTY DIVISION STANDARDS

ZONE	MINIMUM SIZE	MINIMUM AVERAGE WIDTH
RR-1	2.0 acres	150 feet
RR-2.5	2.5 acres	250 feet
RR-5	5.0 acres	300 feet
EF, FR, FC, WR	80 acres	N/A
S	5/20 acres	500 ft > 5 acs 300 ft < 5 acs



MERLIN-NORTH VALLEY PROPERTY DIVISION STANDARDS

ZONE	MINIMUM SIZE	MINIMUM AVERAGE WIDTH
CR - 2	2.0 acres	200 feet
CR - 5	5.0 acres	300 feet
CC	0.5 or 1.0 acres with residence	NA
CLI/CI	0.5 acres	NA

PERMIT PROCEDURES

Step 1: Obtain an access (driveway) permit from Josephine County Public Works or Oregon Department of Transportation (ODOT).

Step 2: Obtain a proof of fire protection from a Fire District or a Fire Service Provider.

Step 3: Obtain a proof of water supply. Well reports may be accessed at:
http://stamp.wrd.state.or.us/apps/gw/well_log/well_log.php

Step 4: Obtain a Development Permit from Josephine County Planning Department.

Step 5: Obtain a septic permit from Oregon Department of Environmental Quality (DEQ).

Step 6: Obtain building permits from Josephine County Building Safety Department.

Step 7: *In Residential Zones:* Return the *Fire Safety Self Certification* to planning and obtain a *Certificate of Occupancy* from Building Safety.

Disclaimer

This brochure is for information purposes only and is not a complete list of all codes relating to land use basic information sheet. The complete set of codes is available online and at the Community Development Department. Rules are subject to change, and likely will. Please always check to verify you have the most current flyer or codes, both available on the website.



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JOSEPHINE COUNTY COMMUNITY DEVELOPMENT

Land Use Basic Information Sheet



Answers to Frequently Asked Questions

ZONES

Farm	EF - Exclusive Farm FR - Farm Resource
Forest	FC - Forest Commercial WR - Woodlot Resource
Rural Residential	RR-5; RR-2.5; RR-1* <i>(Number = minimum acres for new parcels)</i>
Industrial	RI - Rural Industrial
Commercial	RC - Rural Commercial
Other	S - Serpentine AR - Aggregate Resource LD - Limited Development

**State law requires 2-acre minimum size*



SETBACKS FROM PROPERTY LINES (in feet)

Zone	Front	Side	Rear
Residential*	30	10	25
Farm, Forest Serpentine	30	30	30
Commercial	10	10	10
Industrial	10	10	10

**35 foot setback for farm structure used for animals*

MERLIN-NORTH VALLEY UNINCORPORATED RURAL COMMUNITY ZONES

Community Residential	CR - 2; CR - 5 <i>(Number = minimum acres for new parcels)</i>
Community Commercial	CC - Community Commercial CCC - Community Commercial Center
Community Industrial	CLI - Community Light Industrial CI - Community Industrial



MERLIN-NORTH VALLEY SETBACKS FROM PROPERTY LINES (in feet)

Zone	Front	Side	Rear
Residential*	30	10	25
Commercial	10	10	10
Light Industrial	10	20	20
Industrial	20	10	10

**50 foot setback for farm structures used for animals*

SETBACK FROM STREAMS

Class I (fish-bearing) Streams...50 feet
Class II Streams.....25 feet



STRUCTURE HEIGHT LIMIT

All Zones.....35 feet*
**Except Agricultural buildings & approved towers*



DWELLINGS

Dwellings in the Farm and Forest zones and in the flood hazard area require special review.



CUMULATIVE ALLOWABLE SIZE FOR RESIDENTIAL ACCESSORY STRUCTURES*

Parcel Size	Maximum Allowable
<1 acre	2500 sq. ft.
>1 & < 3 acres	3500 sq. ft.
3 but <5 acres	4000 sq. ft.
5 acres and larger	6000 sq. ft.

**All structures except the dwelling*