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Appendix J
Jackson County Comprehensive Plan Designations

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AGRICULTURAL LAND

1) Purpose:

Areas designated as Agricultural Land in Jackson County will be zoned for Exclusive Farm Use pursuant to ORS Chapter 215 and Statewide Planning Goal 3, unless otherwise designated as Forest Land pursuant to Goal 4. Jackson County intends to preserve agricultural lands for farm use, preventing uses or activities that are incompatible with farm use within or near agricultural land.

2) Map Designation Criteria:

- A) Agricultural Land does not include land within acknowledged urban growth boundaries or land within areas acknowledged as exceptions to Statewide Planning Goal 3.
- B) Agricultural Land comprises:
- i) Land classified by the USDA Natural Resource Conservation Service as predominantly Class I-IV soils; and,
 - ii) Land in other soil classes that is suitable for farm use as defined in ORS 215.203 (2)(a), taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farm practices; and,
 - iii) Land that is in capability classes other than classes I-IV that is adjacent to or intermingled with lands in capability classes I-IV within a farm unit inventoried as agricultural lands even though this land may not be cropped or grazed; and,
 - iv) Land that is necessary to permit farm practices to be undertaken on adjacent or nearby lands, but which would not otherwise qualify as Agricultural Land, is nonetheless designated as Agricultural Land.
- C) Proposals to remove areas from the Agricultural Land designation that are based on demonstrating the inapplicability of Statewide Planning Goals 3 or 4 must be supported by a land use study of the surrounding area within one mile of the subject property. The study must:
- i) Inventory historic and current farm uses that have occurred on the subject property and within the study area; and,
 - ii) Provide an analysis prepared by an agricultural engineer, agronomist, or similarly qualified professional that relates soil limitations, irrigation, climate, and other agricultural capability factors that prevent use of the subject property as permitted under the state's Goal 3 land use program. The soils component of the analysis must be consistent with the NRCS Soils Maps for Jackson County, or be supported by more detailed soils data based on the NRCS land capability classification system; and,
 - iii) Identify other resource-zoned properties within the study area that are similar to the subject property with respect to agricultural capability, and analyze the potential cumulative impact on the remaining agricultural lands should the proposed nonresource designation be allowed for the

subject property and the other lands in the study area that are similarly limited in agricultural capability;

- iv) Provide a supported conclusion that the subject area need not be identified as Agricultural Land based on the requirements of Statewide Planning Goal 3, as set forth in OAR 660, Division 033, Rule 30 (Identifying Agricultural Land); and,
- v) The subject area must be shown to otherwise qualify for a Plan map designation in accordance with the Jackson County Comprehensive Plan.

3) Establishment of Zoning Districts:

- A) The Exclusive Farm Use (EFU) zoning district will be established on the Jackson County Zoning Maps for all Plan map designated Agricultural Land, and permissible development standards will be established in the Jackson County Land Development Ordinance in accordance with state law and the Jackson County Comprehensive Plan. It may also be applied to land designated on the Comprehensive Plan for long-range nonresource uses as an interim zoning district (e.g., within an urban growth boundary).

RURAL RESIDENTIAL LAND

1) Purpose:

The official Plan map designates rural residential areas to provide for moderate to large acreage homesites in an open setting, consistent with the physical capacity of the land to accommodate such development. Exceptions to statewide planning Goals 3, 4 and 14 (as applicable) are required to establish Rural Residential lands outside adopted Urban Growth Boundaries. The primary purpose of the Rural Residential designation is to enable the retention of land in a rural and open environment, minimizing land uses and parcelization that adversely affect the economic and efficient operations of nearby or adjacent farm, forest, and other resource land dependent operations. This designation also serves as the principle holding category for lands within incorporated cities' urban growth boundaries where extension of public facilities and services would be adversely affected by premature urbanization of the land. The large Rural Residential lot sizes prescribed by this designation will ensure the orderly and economic transition of rural lands to urban uses subject to the respective urbanization agreements between the County and the cities.

It is also the purpose of the Rural Residential designation to provide for some variety and choice of Rural Residential parcel sizes; to allow for small scale farm activities even where the land may not entirely qualify as agricultural land; to control development impacts in adjacent riparian, wildlife, and natural hazard areas; and to provide potential for recreational and institutional usage such as for parks, schools, churches, and other uses provided in accordance with the Plan's implementing ordinances.

2) Map Designation Criteria:

- A) Currently designated Agricultural or Forest/Open Space Lands may not be designated as Rural Residential unless an exception to the applicable Goal 3 or 4 is justified in accordance with the Goal 2 Exceptions Process, ORS 197.732, and OAR 660, Division 4.
- B) Rural Residential lands are to be located on lowland foothill, valley terrace, and valley floor areas with a moderate to gently sloping or level terrain. Other lands may also be included which do not logically fit within any other Plan category, where shown to be suitable for residential use. In any case, feasibility of development in accordance with the standards of one or more of the implementing Rural Residential zoning districts must be established. The following requirements must be included within feasibility findings to support a Plan map amendment to Rural Residential:
 - i) Within mutually adopted urban growth boundaries, the designation must not conflict with the city's comprehensive plan or mutually adopted urbanization agreement for the urbanizable area; a public road developed to County road standards sufficient to serve the proposed and existing development exists or is proposed for (re)construction within a five-year period as delineated in the Jackson County Capital Improvements Program or as otherwise assured to meet similar standards in the applicable municipality's comparable public works program; and the designation will preserve the ability to develop future sewer, water, and other public utility systems necessary for the long-term urbanization of the area.
 - ii) Outside urban growth boundaries, the development potential must not be dependent upon the extension or construction of urban public facilities

such as public sewer or water service, unless an exception to Statewide Planning Goals 11 and 14, as applicable, is justified in accordance with the Goal 2 Exceptions Process, ORS 197.732, and OAR 660, Division 4; private sewage disposal³ and individual domestic water supply systems must be adequate to service the existing and potential development consistent with the Public Facilities and Services Element of the Jackson County Comprehensive Plan; and a road developed to County road standards C, D, or E, or the equivalent state standards, exists or is proposed for (re)construction within a five-year period as delineated in the Jackson County Capital Improvements Program or as otherwise assured in accordance with OAR 660, Division 12, the Transportation Planning Rule. Forest Service or Bureau of Land Management roads may not be used to satisfy this requirement. However, feasibility of private road access development to a qualifying public road may be considered for Plan amendment purposes.

- C) The subject area must be within a municipal, rural, or voluntary fire protection district having the capacity to serve the existing and potential growth, or is otherwise shown to be provided with contract fire hazard protection service from such a district. The implementing zoning district will be determined, in part, based upon findings of acceptable wildfire hazard risk to the proposed development, the surrounding community, and to nearby commercial timber stands and wildlife areas.
 - D) Where the proposed area includes or adjoins identified Goal 5 resources, or is otherwise mapped within a Goal 5 impact area, a conflicting use analysis must be provided in accordance with the Goal 5 process to support the proposed Plan designation.
 - E) The Rural Residential designation is appropriately applied where consistent with a rural unincorporated community plan acknowledged under OAR 660, Division 22 (the Unincorporated Community Rule).
- 3) Establishment of Zoning Districts
- A) Rural Residential zoning districts will be established on the Jackson County Zoning Maps and permissible development standards will be established in the Jackson County Land Development Ordinance
 - B) Zoning districts permissible within the Rural Residential category may not permit residential densities exceeding one single family residence per ten acres unless otherwise allowed within an acknowledged urban growth boundary, unincorporated community, or where a Goal 14 exception has been taken.

³ Where private sewerage systems are required, the area conditions such as capability of the soils and subsurface geologic characteristics to accommodate on-site systems must meet Department of Environmental Quality regulations for on-site waste disposal systems.

URBAN RESIDENTIAL LAND1) Purpose:

The Comprehensive Plan map designates Urban Residential areas where the lands are justified for that use through the Goal Exceptions process or lie within urban growth, urban containment, or urban unincorporated community boundaries. The Urban Residential designation provides for urban level densities where public facilities and services are sufficient to serve that level of development. Urban level development within urban growth boundaries can only occur consistent with the mutually adopted urban growth boundary agreements, which usually require annexation. Urban residential lands in the White City Urban Unincorporated Community Boundary are included in a separate category pursuant to the White City Urban Unincorporated Community Plan, Phase 2.

2) Map Designation Criteria:

- A) Urban Residential areas originally were established by the Jackson County Comprehensive Plan in 1982, and acknowledged by the state in 1983. These areas were located solely within county-designated urban containment boundaries and mutually adopted urban growth boundaries to reflect existing or committed urban residential development;
- B) Additional areas may not be established as Urban Residential Land outside acknowledged urban growth boundaries unless consistent with an urban unincorporated community plan acknowledged under OAR 660, Division 22 (the Unincorporated Community Rule), or where otherwise justified by a Goal 14 exception pursuant to the Goal 2 Exceptions Process, ORS 197.732, and OAR 660, Division 04. An exception to Statewide Planning Goal 11, Public Facilities and Services, will also be needed if the resulting development would violate the provisions of that goal.
- C) Urban Residential areas may be established within acknowledged urban growth boundaries only where consistent with the urbanization policies mutually adopted by the County and the respective city, including the City's comprehensive plan for the area when the City has adopted long-term plan designations beyond its municipal boundary.
- D) Urban Residential land will be located:
 - i) On level or gently sloping terrain and have access to a sufficient urban level of existing or planned public sewer and water facilities to support the extent of development that exists or is otherwise proposed; and,
 - ii) In areas supported by an urban level street system within the County, City, or State transportation system, in close proximity to public schools, shopping facilities, transit, and employment opportunities; and,
- E) Urban Residential land may not be established in areas:
 - i) Impacted by mainline railroads and spur lines, freeways, or high levels of noise, dust, glare, heat, smoke, odors, vibrations, or other obnoxious factors which would impact residential environments; or,
 - ii) Which will, when fully developed, have the potential to create conflicts with resource lands devoted to farm or forest management; or,
 - iii) Which are found to be susceptible to substantial risk from natural hazards.

- F) Where the proposed area includes or adjoins identified Goal 5 resources, or is otherwise mapped within a Goal 5 impact area, a conflicting use analysis must be provided in accordance with the Goal 5 process to support the proposed Plan designation.
- 3) Establishment of Zoning Districts:
- A) Urban Residential zoning districts will be established on the Jackson County Zoning Maps and permissible development standards will be established in the Jackson County Land Development Ordinance. These districts will provide residential densities of one (UR-1), four (UR-4), six (UR-6), eight (UR-8), ten (UR-10), and thirty (UR-30) dwellings per acre.
- B) The Urban Residential category provides for a variety of urban densities up to 30 dwellings per acre. The actual allowable density or zoning will be determined by existing use, housing supply, school district capacity, overall land use patterns in the area, capacity of public facilities serving the area, and the ability of emergency service providers to serve the area.
- C) The County may establish an Urban Residential designation in an area without a corresponding urban residential zoning district where it is found that the subject area is not currently appropriate for urban residential use, but where it is anticipated that Urban Residential land will be needed over the five- to ten-year horizon in order to facilitate mid- to long-term planning for the area. The existing zoning district, or other zoning district suitable to preserve the land for future urbanization, may be established under the Urban Residential Plan designation over the intervening period in these situations.

COMMERCIAL LAND

1) Purpose:

Commercial Land is established to provide markets in appropriate locations for the efficient and economic exchange of goods and services. The municipalities within Jackson County provide the primary, centralized marketplaces in the region due to the comparative economic advantage of locating places for commercial exchange near the majority of housing and job opportunities.

However, jobs and housing also exist in the rural and urban unincorporated areas of the County. The traveling public also has commercial needs which are related more to the transportation facility than the location of cities, and are thereby appropriately served by the County. Consequently, Commercial Land is designated throughout the County with levels of service regulated by zoning districts. These districts, in turn, must be consistent with state law and the policies adopted by Jackson County in the Rural and Suburban Lands Element, the Urban Lands Element, the Public Facilities and Services Element, and the Transportation Element of the Jackson County Comprehensive Plan. The Jackson County Land Development Ordinance will establish appropriate development restrictions on commercial areas located outside urban growth boundaries in accordance with Goal 14 and the Unincorporated Community Rule (OAR 660, Division 22).

2) Map Designation Criteria:

- A) The Commercial Land designation includes all commercial zoning districts previously acknowledged in unincorporated Jackson County.
- B) Proposals to establish new commercial areas or to expand existing commercial areas on the Jackson County Comprehensive Plan Map must be consistent with the Statewide Planning Goals, the policies embedded within the Elements of the Jackson County Comprehensive Plan, and any County adopted community plan, urbanization agreement, regional plan, or transportation/public facility plan.
- C) A traffic impact analysis is required for all Plan amendments where the proposed commercial land was not previously included in a transportation system plan. Facility improvements, as found to be necessary, must be assured within a five-year time horizon as a requirement for a Plan amendment. The facility plan must be prepared for adoption with the proposed Plan amendment. The actual zone change will require a guarantee of necessary facility improvements upon completion of commercial development. If such improvements are found to be disproportionate to the amount of anticipated development, the proposal may not be approved.
- D) Commercial land must be located where sufficient trade/market area characteristics are shown to be sufficient to warrant the trade and services activities that would be anticipated. Amendment proposals must identify:
 - i) The market projected to be served, including that within incorporated areas; and,
 - ii) The existing and planned inventory of commercial land within the identified market area in terms of total acreage, number of parcels, and level to which such land has been built-out or is otherwise unsuitable to serve the market area; and,
 - iii) The serviceability of the proposed area in terms of compatibility with surrounding lands, load bearing and drainage/environmental constraints

of the site, sufficiency of size to accommodate commercial activities as well as required parking and landscaping, and the availability of adequate public services. Consideration of adequate public services must include police, fire protection, transit, sewer, water, and other public utilities.

- E) The County must consider whether or not extension of facilities is reasonably likely to be required as a result of the proposed amendment, and whether such extension of needed services is appropriate for the planning area.
 - F) The planning area must be serviceable, generally free of environmental constraints, accessible, supportable by the identified market area, and consistent with the applicable state and local urban or rural lands policies. Where the proposed area includes or adjoins identified Goal 5 resources, or is otherwise mapped within a Goal 5 impact area, a conflicting use analysis must be provided in accordance with the Goal 5 process to support the proposed Plan designation.
 - G) Plan amendment proposals must be coupled with a request for an appropriate zoning district to assure that future commercial uses will not be developed to an intensity inappropriate to the area.
- 3) Establishment of Zoning Districts:
- A) General Commercial (GC):
 - i) General Commercial zoning districts outside acknowledged urban areas may not be expanded in area, and new (GC) zoning districts may not be established, unless an exception to Statewide Planning Goal 14 is justified. Uses within existing (GC) districts outside urban areas may continue or be redeveloped in accordance with the Land Development Ordinance development standards and in accordance with Policy 4 of the Rural and Suburban Lands Element.
 - ii) General Commercial zoning districts may otherwise be established where a Commercial Land Plan designation is located within an urban growth boundary or acknowledged urban unincorporated community boundary and where:
 - a) A County commercial “A” standard road or its equivalent exists to directly serve the area, and where safe and convenient access to the site can be provided without creating traffic or pedestrian conflicts;
 - b) Public sewer and water systems are physically and legally available to serve the area;
 - c) Adjoining residential uses can be adequately buffered or integrated into a mixed-use plan to reduce land use conflicts;
 - d) Adequate area must be available to buffer commercial uses from adjacent industrial or resource lands.
 - B) Interchange Commercial (IC):
 - i) Interchange zoning districts outside acknowledged urban areas may not be expanded in area, and new (IC) zoning districts may not be established, unless an exception to Statewide Planning Goal 14 is justified. Uses within existing (IC) districts outside urban areas may

continue or be redeveloped in accordance with the Land Development Ordinance development standards.

- ii) Interchange Commercial zoning districts are not intended to be created within urban growth boundary areas because urban interchange facilities are of critical importance to the cities' transportation system plans. The (IC) district is enabled along rural Interstate-5 interchanges where Policy 6 of the Rural and Suburban Lands Element is satisfied. In order to approve new (IC) zoning districts, the County must also provide specific and substantive findings that the proposal complies with the Transportation Planning Rule (OAR 660-012), and the Unincorporated Communities Rule (OAR 660-022).
- iii) Adequate area must be available to adequately buffer the commercial uses from residential, farm, forest, and industrial uses located near the subject site.

C) Neighborhood Commercial (NC):

- i) Neighborhood Commercial zoning districts may only be established within urban growth boundaries or urban unincorporated community boundaries in accordance with Policy 7 of the Urban Lands Element, and where urban public facilities and services are available to serve present and future development.
- ii) Proposed (NC) zoning districts must be located:
 - a) Along collector streets at or near corner intersections and within walking or short driving distance for a majority of the local supporting residential population; and,
 - b) Where sufficient parcel size and form is available to accommodate neighborhood commercial activities and incidental parking and landscaping in such a manner that adjacent noncommercial land use conflicts will be minimized; and,
 - c) Where public sewer and water systems are physically and legally available to serve the area.
- iv) Proposed (NC) zoning districts may not be located near school pedestrian crossings or high accident volume intersections, nor areas impacted by mainline railroads and spur lines, freeways, or high levels of noise, dust, glare, heat, smoke, odors, vibrations, or other obnoxious factors.

D) Rural Service Commercial (RS):

- i) Rural Service Commercial zoning districts may be provided in rural areas and unincorporated communities in accordance with Policy 5 of the Rural and Suburban Lands Element. The Jackson County Land Development Ordinance will provide standards to ensure that commercial development intensity conforms with the requirements of the Unincorporated Communities Rule (OAR 660-022) for unincorporated communities, and that lesser intensities be permitted for other rural areas outside acknowledged community boundaries. Rural Service zoning districts in acknowledged unincorporated community boundaries will be distinguished as Applegate Rural Service (ARS), Ruch Rural Service

(RRS), and Sam's Valley Rural Service (SVRS), or as otherwise established in future unincorporated community plans as they occur.

- ii) Adequate area must be available to buffer the commercial uses from residential, farm, forest, and industrial uses located near the subject site.
- iii) The planning area must be located within a fire protection district, or otherwise be able to obtain fire protection service by contract from a fire district.

INDUSTRIAL LAND

1) Purpose:

The Industrial Land designation is intended to provide a supply of sites of suitable sizes, types, locations, and service levels to meet the economic objectives of the region. Industry is the systematic employment of labor to add value to production inputs. Jackson County allocates industrial land supply at different intensities by zoning district to provide the targeted mix of production input factors needed by industrial firms to produce goods and services. The County recognizes the importance of establishing and preserving industrial districts where a combination of production input factors is available to provide an economic comparative advantage to local industry. These areas must be preserved to prevent the crowding out of primary employment areas by incompatible uses.

2) Map Designation Criteria:

- A) The Industrial Land designation includes all industrial zoning districts previously acknowledged in unincorporated Jackson County.
- B) Proposals to establish new industrial areas or to expand existing industrial areas on the Jackson County Comprehensive Plan Map must be consistent with the Statewide Planning Goals, the policies embedded within the Elements of the Jackson County Comprehensive Plan, and any County adopted community plan, urbanization agreement, regional plan, or transportation/public facility plan. The location of industrial uses outside of urban growth boundaries or urban unincorporated community boundaries is specifically subject to Policy 8 of the Economy Element in the Jackson County Comprehensive Plan.
- C) A traffic impact analysis is required for all Plan amendments where the proposed industrial land was not previously included in a transportation system plan. Transportation facility improvements, as found to be necessary, must be assured within a five-year time horizon as a requirement for a Plan amendment unless the proposal identifies a longer term need to preserve the area for industry where a zone change is not anticipated over the short term. A long term transportation facility plan must be prepared for adoption with the proposed Plan amendment in the latter situation. Concurrent zone change requests will require a guarantee of necessary facility improvements upon completion of development. If such improvements are found to be disproportionate to the amount of anticipated development, the proposal may not be approved.
- D) Proposals to remove from or add to the Industrial Land designation must be supported by an economic opportunity analysis with the following information provided:
 - i) Review of national, state, and local trends. The analysis must identify the major categories of industrial uses that could reasonably be expected to locate or expand in the planning area based on available information about national, state, and local trends.
 - ii) Site Requirements. Identify the sites that are likely to be needed by industrial uses which might expand or locate in the planning area, and the extent to which alternate areas are or will be available to satisfy the industrial siting requirements. Types of sites must be identified based on the site requirements of expected uses. Incorporated areas and commercial areas with compatible site requirements will need to be considered where similar locational input factors exist. A use or category of use could reasonably be expected to locate in the planning area if the

area possesses the appropriate locational factors for the use or category of use. These factors include, but are not limited to:

- a) Location relative to markets;
 - b) Availability of key transportation facilities;
 - c) Key public facilities;
 - d) Labor market factors;
 - e) Materials and energy availability and cost;
 - f) Necessary support services;
 - g) Pollution control requirements; or
 - h) Educational and technical training programs.
- iii) Inventory. The analysis will be coordinated with any industrial and commercial lands inventory adopted pursuant to OAR 660-009 by jurisdictions within the delineated market area.
- E) The County must consider whether or not extension of facilities is reasonably likely to be required as a result of the proposed amendment, and whether such extension of needed services is appropriate for the planning area.
- F) Industrial land must be serviceable, generally free of environmental constraints, accessible, supportable by the identified market area, and consistent with the applicable state and local urban or rural lands policies. Where the proposed area includes or adjoins identified Goal 5 resources, or is otherwise mapped within a Goal 5 impact area, a conflicting use analysis must be provided in accordance with the Goal 5 process to support the proposed Plan designation.
- G) Plan amendment proposals must be coupled with a request for an appropriate zoning district to assure that future commercial uses will not be developed to an intensity inappropriate to the area, except where the Plan designation is intended to preserve land for industrial use over the long term but where the short term need for a zone change does not exist.
- 3) Establishment of Zoning Districts: The economic opportunity analysis in criterion (2), above, will be used as the basis for determining which of the following zoning districts is most appropriate for the planning area:
- A) General Industrial (GI): This district is appropriate for heavy industrial uses which may produce high levels of noise, dust, glare, heat, smoke, odors, vibrations, or other significant externalities.
 - i) General Industrial zoning districts outside acknowledged urban areas may not be expanded in area, and new (GI) zoning districts may not be established, unless an exception to Statewide Planning Goal 14 is justified and the proposal is consistent with Policy 8 of the Economy Element. Uses within existing (GI) districts outside urban areas may continue or be redeveloped in accordance with the Land Development Ordinance development standards.

- ii) General Industrial zoning districts may otherwise be established where a Industrial Land Plan designation is located within an urban growth boundary or acknowledged urban unincorporated community boundary and where:
 - a) A public road network adequate to sustain General Industrial traffic loads exists to serve the area, and where safe and convenient access to the site can be provided without creating traffic or pedestrian conflicts;
 - b) Public sewer and water systems are physically and legally available to serve the area;
 - c) Adequate area is available in the planning area to provide buffering from the adjoining nonindustrial uses.
 - d) The economic opportunity analysis in criterion (2), above, justifies the need for General Industrial uses in the area.

- B) Light Industrial (LI):
 - i) Light Industrial zoning districts outside acknowledged urban areas may not be expanded in area, and new (LI) zoning districts may not be established, unless an exception to Statewide Planning Goal 14 is justified and the proposal is consistent with Policy 8 of the Economy Element. Uses within existing (LI) districts outside urban areas may continue or be redeveloped in accordance with the Land Development Ordinance development standards.
 - ii) A public road network adequate to sustain Light Industrial traffic loads exists to serve the area to ensure that safe and convenient access to the site can be provided without creating traffic or pedestrian conflicts;
 - iii) Public sewer and water systems are physically and legally available to serve the area;
 - iv) Adequate area is available in the planning area to provide buffering from the adjoining nonindustrial uses.
 - v) The economic opportunity analysis in criterion (2), above, justifies the need for Light Industrial uses in the area.

- C) Rural Limited Industrial (RLI):
 - i) Rural Limited Industrial land is applied outside urban growth boundaries or urban unincorporated community boundaries where consistent with state law and supported by the economic opportunity analysis in criterion (2), above and Policy 8 of the Economy Element.
 - ii) Rural Limited Industrial zoning is appropriate for uses:
 - a) Dependent on a significant, site-specific, natural resource; or,
 - b) Incompatible in urban areas; or,
 - c) That provide a direct benefit to local agricultural or forest uses or other uses of naturally occurring resources.

- iii) The conditions of the Public Facilities and Services Element, Policy 1, category C or D, apply to RLI zoning district.
- iv) The planning area must be of sufficient size and form to accommodate the proposed use including required parking and landscaping.
- v) Rural Limited Industrial uses must be on land where the uses can be made compatible with adjacent land uses, and not adversely impact the rural nature of the surrounding region and sensitive fish and wildlife areas.
- vi) Access must be available to state or County roads with adequate capacity for the anticipated traffic associated with the specific use or which can be improved to accommodate industrial traffic.
- vii) The land must be reasonably free from excessive natural hazards.