

## Zoning Ordinance

### Section 905.00 - Watershed Overlay District (WS)

[Adopted 12/29/93, Ord. 566]

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#### 905.01 Purpose

The purpose of the Watershed Overlay District is to identify municipal watershed areas as an overlay to the Official County Zoning Map. Within the designated Watershed Overlay, Yamhill County will provide the respective city an opportunity to participate in land use actions to be taken by the county.

#### 905.02 Area of Application

The boundaries of the Watershed Overlay District shall be defined in coordination with individual cities and potentially affected property owners. Yamhill County will not apply the Watershed Overlay District unless specifically requested by a city. The boundaries of the Watershed Overlay District will be defined to follow established topographic and drainage patterns.

#### 905.03 Allowed Uses

Uses within a designated Watershed Overlay District shall be allowed as provided in the underlying zone, subject to the notification and review procedure applicable to the proposed use. Uses and activities governed by the provisions of the Forest Practices Act are exempt from the Watershed Overlay District.

#### 905.04 Review Procedure

Prior to final action, land use actions within a designated Watershed Overlay District shall be forwarded to the respective city for review and recommendation. Land use actions shall include, but not be limited to, the following:

- A. Plan Map Amendments
- B. Zone Changes
- C. Conditional Use Permits
- D. Subdivisions and Partitions
- E. Public Improvement Projects

#### 905.05 Review Criteria

In addition to the review criteria established in the underlying zone and other sections of the zoning ordinance, Yamhill County shall consider the potential effect of land use actions on water quality values within designated watershed areas. Conditions may be imposed on development permits to protect water quality.

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