

**DWELLING OPPORTUNITIES IN RESOURCE ZONES**

| TYPE OF DWELLING   | EFU HIGH-VALUE   | EFU NON HIGH-VALUE  | FU  |
|--|--|---|---|
| <b>Replacement</b><br>Minimum standards for existing dwelling. | Allowed with the issuance of a <b>zoning permit</b> if existing dwelling meets the criteria of MCZO <sup>1</sup> sections 3.010 (B)(34) and 3.010 (I)(1)(a).   |   |   |
| <b>Replacement</b><br>Previously existed, removed.             | <b>Permitted w/ criteria</b><br>Meets criteria in MCZO sections 3.010(B)(34) and 3.010(I)(4). Additionally, the dwelling must have formerly met criteria of MCZO section 3.010(I)(1)(a) and any removal or destruction occurred on or after January 1, 1973. |   |   |
| <b>Hardship</b>  | <b>Conditional Use</b><br>Meets criteria of MCZO sections 3.010(C)(3) and 7.300 for Medical Hardship as a Special Use.   |   |   |
| <b>FARM DWELLINGS (Goal 3)<sup>2</sup></b>                     |  |   |   |
| <b>Income Test</b><br>Tract currently utilized for farm use.   | <b>Permitted w/ criteria</b><br>\$80,000 gross income in 2 yrs or 3 of last 5 yrs or average 3 of 5 yrs.   | <b>Permitted w/ criteria</b><br>\$40,000 gross income in 2 yrs, or 3 of last 5 yrs, or average of 3 of 5 yrs.                         | N/A   |
| <b>Accessory</b>   | <b>Permitted w/ criteria</b><br>Occupied by persons engaged in farm operation, meet income test. Limits future land divisions.   | <b>Permitted w/ criteria</b><br>Occupied by persons engaged in farm operation, meets income test. Limits future land divisions.       | N/A   |
| <b>Lot of Record<sup>3</sup></b>                               | <b>Permitted w/ criteria</b>   | <b>Permitted w/ criteria</b>  | N/A   |
| <b>Farm Relative<sup>4</sup></b>                               | <b>Permitted w/ criteria</b>   | <b>Permitted w/ criteria</b>  | N/A   |
| <b>Size Test</b>   | N/A  | <b>Permitted w/ criteria</b><br>Parcel or tract at least 160 acres  | N/A   |
| <b>Non-Farm (no land division)</b>                             | N/A  | <b>Permitted w/ criteria</b><br>Must be developed on a parcel or portion of a parcel composed of Class VII-VIII soils                 | N/A   |
| <b>Non-Farm (w/ land division)<sup>5</sup></b>                 | <b>Permitted w/ criteria</b><br>Only allowed with an existing dwelling (conversion)  | <b>Permitted w/ criteria</b><br>Non-Farm parcel must be developed on a parcel or portion of a parcel composed of Class VII-VIII soils | N/A   |
| <b>FOREST DWELLINGS (Goal 4)<sup>6</sup></b>                   |  |   |   |
| <b>Large Tract</b>   | N/A  | N/A   | <b>Permitted w/ criteria</b><br>240 contiguous acres or 320 acres under same ownership but not contiguous |
| <b>Forest Template</b>   | N/A  | N/A   | <b>Permitted w/ criteria</b>  |
| <b>Lot of Record</b>   | N/A  | N/A   | <b>Permitted w/ criteria</b>  |

<sup>1</sup> MCZO: Morrow County Zoning Ordinance

<sup>2</sup> All farm dwellings are processed as a Land Use Decision.

<sup>3</sup> Reminder: (1) Parcel created and current owner must have owned continuously since January 1, 1985; (2) Only one dwelling per “tract”—verify “tract” as it existed on November 4, 1993, which may impact ability to apply for other dwelling(s) on lots/parcels within remainder of “tract” (e.g. non-farm dwelling(s)).

<sup>4</sup> Relative means grandparent, grandchild, parent, child, brother or sister of the farm operator or farm operator’s spouse. The relative must assist in management or operation of the farm use.

<sup>5</sup> Per State Statutes & MCZO, parent parcel MUST have been created prior to July 1, 2001. Also, the remnant parcel must meet the EFU parcel size of (e.g.160 acres); opportunity to create up to two nonfarm parcels and both must be approved at the same time.

<sup>6</sup> All forest dwellings are processed as a Land Use Decision.