

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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MEMORANDUM

To: Whom It May Concern

From: Department of Planning and Development

Re: **Replacement Dwellings**

Section 1205.03 of the Yamhill County Zoning Ordinance states that a nonconforming use (a use that predates the zoning regulations and is no longer permitted) may be replaced within one year of a fire, casualty, or natural disaster. This is not zone-specific, so it applies to all property in unincorporated Yamhill County.

In farm and forest zones, when there has not been a fire, casualty, or natural disaster, dwelling replacements are permitted only when the existing dwelling:

1. Has intact exterior walls and roof structure;
2. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
3. Has interior wiring for interior lights; and
4. Has a heating system.

The dwelling being replaced must be removed, demolished or converted to an allowable nonresidential use within three months of the completion of the replacement dwelling.

A replacement dwelling may be sited on any part of the same lot or parcel, but must comply with all applicable siting standards.

Dwellings are permitted outright in residential zones, so replacement of a principal dwelling is allowed regardless of the condition of the existing structure or when it was destroyed, if applicable. Additional dwelling(s) on a residential lot are subject to the nonconforming use provisions discussed in the first paragraph above.