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## Chapter 120 GENERAL ADMINISTRATIVE PROVISIONS

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### **120.01 Purpose.**

The purpose of this chapter is to outline the rules regarding the applicability of this Ordinance.

### **120.02 Application.**

This Ordinance shall apply to all land in the County outside the incorporated cities and their adopted urban growth boundaries except:

- A. Land managed by agencies of the federal government.
- B. Land subject to ORS 92.325 is exempted from subdivision provisions enumerated by the referenced statute.

### **120.03 Compliance.**

Except as this Ordinance provides, no person shall:

- A. Locate, erect, construct, maintain, repair, or alter the use of a building or other structure;
- B. Subdivide, partition, alter property boundaries, or use land;
- C. Create a road, street, or private easement for the purpose of partitioning an area or tract of land;
- D. Present an instrument dedicating land to public use;

- E. Dispose of, transfer, sell, agree, offer or negotiate to sell any lot in any subdivision or minor or major partition.

### **120.04 Revision Policy.**

This Ordinance shall be reviewed and, as necessary, revised to keep consistent with legislative change and the changing needs and desires of the citizens of Baker County.

### **120.05 Interpretation.**

Where the conditions imposed by a provision of this Ordinance are less restrictive than comparable conditions imposed by other provisions, the more restrictive provisions shall govern.

### **120.06 Severability.**

The provisions of this Ordinance are severable. If any Section, sentence, clause, or phrase of this Ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of the Ordinance.

### **120.07 Coordination of Permits Required.**

The County will not knowingly issue permits or distribute services such as road maintenance beyond historical levels of maintenance to owners/occupants of housing not lawfully created, i.e., without County zoning, Department of Environmental Quality (DEQ) and/or State Building Codes Division (BCD) permits.

- A. Wells or pumping stations used solely for agricultural purposes or agricultural buildings for which a building permit is not required are exempt from the provisions of this Ordinance.
- B. No permits shall be issued by the Building Official or Sanitarian for the construction, reconstruction, alteration, or change or use of structure, or lot that

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does not conform to the requirements of this Ordinance.

- C. No person, firm or corporation shall connect electrical service to any construction site, or to any structure or mobile home erected, installed or altered within Baker County for which a building permit or mobile home installation permit has not been obtained.
- D. Nothing in this Ordinance shall prevent the reconnection of existing electrical services, which have been temporarily disrupted.