

ARTICLE 17

RURAL RESIDENTIAL (R-1)

SECTION 17.010, PURPOSE: The purpose of the Rural Residential Zone is to provide areas suitable for small acreage parcels and to maintain a buffer between urban and farm or forest uses.

SECTION 17.015, PERMITTED USES: In a Rural Residential Zone, the following uses and their accessory uses are permitted:

01. Permitted uses in an Exclusive Farm Use Zone.
02. Permitted uses in a Timber Grazing Zone.
03. Single-family dwelling.
04. Accessory dwelling unit (ADU) meeting the requirements of 17.025 (04) (Administrative Review).
05. Accessory buildings normally associated with single-family dwellings.
06. Residential care homes up to 5 individuals.

SECTION 17.020, BUILDINGS AND ACTIVITIES PERMITTED CONDITIONALLY IN A RURAL RESIDENTIAL ZONE: The following uses and their accessory uses are permitted, subject to the provisions of Article 9, Conditional Use Permit.

01. Park, playground, or community center.
02. Golf course.
03. School.
04. Radio, television station, and transmitter or tower.
05. Cemetery.
06. Home-based occupation.
07. Residential care homes and facilities. Homecare over 5 individuals.

SECTION 17.025, PROPERTY DEVELOPMENT STANDARDS:

01. PARCEL SIZE:

In the Rural Residential Zone, the minimum lot size shall be five acres. Legally created parcels as defined in ORS 92.017 less than five acres in size shall be considered conforming lots if they can meet Oregon Department of Environmental Quality requirements for septic systems but are not eligible for the placement of ADUs.

02. ACCESS:

Residential lots shall be served by improved public access except that private access will be allowed where no more than two residential lots are to be served by the access and there is no potential for further divisions to be served by the private access. Where private access is to be used, the access shall be limited to 600 feet in length, be a minimum of 30 feet wide, and must include a turnaround meeting the requirements of Article 32.

03. SETBACKS:

PROPERTY LINES - Not less than 25 feet with the exception of fences and signs.

04. ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS

An accessory Dwelling Unit shall:

- A. meet all the requirements of ORS 215.495.
- B. be allowable only on parcels meeting the minimum parcel size defined in 17.025 (1).
- C. share the same Oregon Department of Environmental Quality (DEQ)-approved septic system as the primary residence and the applicant shall provide current DEQ certification that the system can accommodate the additional volume.
- D. not be used as a Short-Term Rental or Bed and Breakfast.
- E. be limited to one unit per legal parcel where not disallowed by code, or private agreement. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a be interior to the primary dwelling (e.g., an addition or the conversion of an existing floor). Conversion of a portion of a residence, an accessory building, or a portion of an accessory building, must meet current residential building code.
- F. not exceed 900 square feet. However, an Accessory Dwelling that results from the conversion of an existing level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the area of the Accessory Dwelling would be more than 900 square feet.
- G. have a minimum of one dedicated parking place.
- H. be subject to Article 25 requirements per 17.025 (05) regardless of the square footage of the accessory dwelling.
- I. have an outside entrance separate from the primary dwelling.
- J. reduce the number of Recreational Vehicles allowable on the parcel to one.
- K. meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that conversion of an existing legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity.
- L. conform to the more restrictive requirement where there is a conflict.

05. FIRE AND FLOOD SAFETY DESIGN STANDARDS:

In addition to the design standards in this base zone, land within special flood hazard areas, communities at risk (CARs) of wildland fires, and land within wildland urban interface (WUI) Zones, shall be subject to the provisions of Article 25, Natural Hazards.

06. FARMING PRACTICES PRESERVATION: Property owners applying for zone or conditional use permits must record a Conflict Acknowledgement Statement associated with their parcel with the County Clerk.