

ARTICLE 17

RURAL RESIDENTIAL

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 an 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 dwellings.
04. Accessory buildings normally associated with single-family dwellings.

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. Single-family residences on acreage less than the minimum required by Section 17.025 (1).
08. Residential care homes and facilities.

RURAL RESIDENTIAL - R-1

ARTICLE 17/PAGE 1 OF 2

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SECTION 17.025, PROPERTY DEVELOPMENT STANDARDS:

01. PARCEL SIZE:

In an Rural Residential Zone, the minimum lot size shall be five acres. Parcels as lot of record of less than five acres in size - ORS 92.017.

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. A cul-de-sac with a radius of not less than 50 feet shall be provided at the terminus of the access.

03. SETBACKS:

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

STATE HIGHWAYS - Not less than 100 feet.

04. FRONTAGE:

All lots shall have, at a minimum, 60 feet of access frontage.

SECTION 17.030, APPLICABLE REVIEW CRITERIA:

All uses and development described in this Article shall be subject to the following criteria:

01. **SALMON HABITAT RESTORATION:** Applications must satisfy any applicable criteria of Article 36, Salmon Habitat Restoration.
02. **SCENIC WATERWAYS, WILDLIFE HABITAT, WETLANDS AND RIPARIAN CORRIDORS:** Applications must satisfy any applicable criteria of Article 28, Goal 5 and 6 Resource Overlay Zone.