

## 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 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.
05. 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. Single-family residences on acreage less than the minimum required by Section 17.025 (1).
08. Residential care homes and facilities. Homecare over 5 individuals.

**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.

**04. FRONTAGE:**

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

**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.

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