

SECTION 3.042. RURAL RESIDENTIAL TEN, (RR-10) ZONE

- A. Purpose. The RR-10 Rural Residential Zone is designed to provide lands for rural living in a rural residential atmosphere. The 10-acre minimum lot size complies with Statewide Planning Goal 14 where parcels are rural in size and are sufficiently large enough to accommodate private wells and sewage disposal systems. Standards for development are consistent with desired rural character and are compatible with adjacent farming and natural resource land management. Gardens and limited livestock are allowed outright in the zone. The RR 10 Zone may be approved when an application for rezoning lands also includes an application for exception to Statewide Planning Goal 3 and Oregon Administrative Rule Chapter 660-004-0000 and Amendment Standards found in Article 8 of the Morrow County Zoning Ordinance. A rezone application must also comply with Statewide Planning Goal 12 Transportation and the County Transportation System Plan (TSP).
- B. Uses Permit outright. In a RR-10 Zone, the following uses and their accessory uses are permitted with a zoning permit, pursuant to Section 1.050:
1. Single-family dwelling on an individual lot, including a mobile home subject to requirements set forth in Section 4.110 of this ordinance.
 2. Other public or private uses or buildings necessary to serve the rural residential use of the land.
- C. Conditional Uses Permitted. In a R R-10 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth by this section and Article 6 of this ordinance.
1. Home occupations subject to the limitations set forth in Article 6 of this ordinance.
 2. Public Park, trails, recreation area, community or neighborhood center.
 3. Agri-tourism events as defined in Section 1.030. Definitions.
 4. Utility facility necessary to serve the area or County.
- D. Limitations on use.
1. In Rural Residential ten-acre (RR-10) zone, the number of livestock and/or animals including cattle, horses, goats, sheep, swine, poultry, or fur bearing animals is subject to the density limitations listed in this section.
 - a. The primary intended use for properties zoned RR-10 is residential. The raising of livestock and/or animals in these zones shall be incidental to the primary use.
 - b. Livestock and/or Animal densities are calculated based on open space of each parcel as follows:
 - (1) Cattle – two per acre, (10 cattle maximum) or
 - (2) Horses, mules, donkeys, llamas – two animals per acre (10 maximum), or
 - (3) Sheep or goats – six animals per acre (30 animals maximum), or
 - (4) Emu – eight ratite per acre (40 animals maximum), or
 - (5) Ostrich – four ratite per acre (20 animals maximum), or
 - (6) Miniature cows, horses, mules and donkeys – four per acre (20 animals maximum), or
 - (7) Swine – four pigs per acre with maximum of four per parcel).
 - a. Cattle, horses, mules, donkeys, llamas, sheep, goats, emu and ostriches cannot be kept on a site having an area of less than one-half acre.

- b. All swine shall be confined to an area not less than 500 feet from any adjacent residential dwelling (not the property of the owner of the swine). Swine are only allowed seasonally as part of 4 H or FFA projects.
 - c. Animal density listed above for livestock, including cattle, horses, mules, donkeys, llamas, sheep, goats, emu and ostrich, also allows two offspring up to six months of age, per animal.
 - d. The number of colonies of bees allowed on a property shall be limited to one (1) colony for each 1,000 square feet of lot area.
 - e. Density for Poultry – twenty fowl per acre, and for fur-bearing animals (rabbits, mink, chinchillas, etc.) – twenty animals per acre. (MC-C-5-98)
2. In Rural Residential ten-acre (RR-10) zone, commercial trucks and trucking businesses are not an allowed use.
- a. A landowner may be allowed to use a truck or tractor unit as personal transportation to the resident parcel. No more than one (1) truck or tractor unit is allowed per parcel.
- E. Yard and setback requirements. In an RR-10 Zone, the following yards and setbacks shall be maintained:
- 1. The front setback shall be a minimum of 20 feet from a property line fronting on a local minor collector or marginal access street ROW, 30 feet from a property line fronting on a major collector ROW, and 80 feet from an arterial ROW unless other provisions from combining accesses are provided and approved by the County.
 - 2. There shall be a minimum side yard of 10 feet for all uses, except in the case of a non-residential use adjacent to a residential use the minimum side yard shall be 20 feet.
 - 3. The minimum rear yard shall be 20 feet.
- F. Dimensional standards. In a RR-10 Zone, the following dimensional standards shall apply:
- 1. Percent of Lot Coverage. The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty (30) percent of the total lot area.
 - 2. The minimum lot frontage on a public street or private roadway shall be 50 feet, except that a flag lot frontage may be reduced to the width of a required driveway but no less than 20 feet and except for a cul-de-sac, where the frontage may be reduced to 30 feet.
- G. Lot size. The minimum average width of lots shall be 150 feet and have an area not less than ten (10) acres.
- H. Transportation impacts. Traffic Impact Analysis (TIA). In addition to the other standards and conditions set forth in this section, a TIA will be required for all land use generating more than 400 passenger car equivalent trips per day. Heavy vehicles – trucks, recreational vehicles and buses will be defined as 2.2 passenger car equivalents. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and, mitigation of the impacts. If the corridor is a State Highway, use ODOT standards. (MC-C-8-98)