

### **SECTION 3.050. SUBURBAN RESIDENTIAL ZONE, SR.**

The SR Zone accommodates small lot development and transition to urban type densities and uses, typically within an urban growth boundary. In an SR Zone, the following regulations shall apply:

- A. **Uses Permitted Outright.** In an SR Zone, the following uses and their accessory structures and uses are permitted subject to Zoning Permit approval in accordance with MCZO Section 5.010. Unless otherwise mandated by MCZO 5.020, authorization of such uses does not require notice to adjacent property owners or other interested parties and does not constitute a land use decision pursuant to ORS 197.015(10). :
1. Single-family dwellings, including a mobile home on an individual lot subject to the requirements set forth in Section 4.110 of this ordinance.
  2. Two-family dwellings.
  3. Multi-family dwelling complexes of 20 or less units.
  4. Family child care home
- B. **Uses Subject to Administrative Review.** In the SR Zone, the following uses and activities and their accessory buildings and uses may be permitted outright through the Site Plan Review process provided in MCZO 5.020, and subject to the provisions of this Section if determined by the Planning Director to satisfy the applicable criteria and provisions of law. Notice and an opportunity to file an appeal must be provided in the manner described in ORS 215.416. These uses may be referred to the Planning Commission for review if deemed appropriate by the Planning Director.
1. Utility facility necessary for public service.
  2. Church.
  3. Childcare Center, provided the residential character of the building is maintained.
  4. Governmental structure, or use including park, playground, recreation building, fire station, library or museum and limited hereto.
  5. Multi-family dwelling complex of more than 20 units.
- C. **Conditional Uses Permitted.** In an SR Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6.
1. Golf course and other open land recreational use, but excluding intensive commercial amusement uses such as "pitch & putt" golf course, driving range, automobile or motorcycle race track, or amusement park.

2. Hospital, sanitorium, rest home, home for the aged, nursing home or convalescent home, and medical or dental clinic.
3. School or college.
4. Mobile home park.
5. Home occupations conducted in a structure accessory to the dwelling, provided that all other limitations of home occupations are observed.
6. Water supply and sewage treatment facility.
7. Crop Cultivation or farm and truck gardens, including plant nurseries.

D. Limitations on Uses.

1. In Suburban Residential one acre (SR-1) 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 SR-1 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 as follows:
    - (1) Cattle – two per acre, or
    - (2) Horses, mules, donkeys, llamas – two animals per acre, or
    - (3) Sheep or goats – six animal per acre, or
    - (4) Emu – eight ratite per acre, or
    - (5) Ostrich – four ratite per acre, or
    - (6) Miniature cows, horses, mules and donkeys – four per acre
    - (7) Swine – (permitted only for 4-H and/or FFA projects and limited to two per acre.)
  - c. Cattle, horses, mules, donkeys, llamas, sheep, goats, emu and ostriches can not be kept on a site having an area of less than one-half acre.
  - d. The number of colonies of bees allowed on a lot shall be limited to one (1) colony for each 1,000 square feet of lot area.

- e. Livestock, animals, ratite, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. Animal feed shall be appropriately stored in rodent-proof receptacles.
  - f. No other livestock except for domestic dogs and cats are permitted.
  - g. 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.
  - h. 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 Suburban Residential one acre (SR-1) 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.
3. Within an SR-1 zoning district located outside an urban growth boundary, a manufactured home placed outside of a manufactured home subdivision or a “mobile home park” shall:
- a. Be multi-sectional (double-wide or wider) and enclose a floor area of not less than 1,000 square feet;
  - b. Be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than sixteen (16) inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than sixteen (16) inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the sixteen (16) inch limitation will not apply.
  - c. Have a roof with a nominal pitch of three (3) feet in height for each twelve (12) feet in width;
  - d. Have a garage or carport with exterior materials matching the manufactured home;
  - e. Be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single family dwellings constructed under the state building code as defined in ORS 455.010; (Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement; additional manufacturers [sic] certification shall be required);
  - f. Not have bare metal siding or roofing.

- g. Single-side mobile homes that existed on or before April 24, 1996 shall not be subject to this section, (i.e., single-wide mobile homes will be “grand-fathered” for the purposes of this section; single-wide mobile homes must meet all other requirements of Section 4.110 Minimum Standards for a Mobile Home. (MC-C-4-96)
- E. Lot Size. In an SR Zone, the minimum lot size is two acres; or if located within the Urban Growth Boundary of a city, the lot size standards set forth hereby shall apply:
  - 1. For a single-family dwelling served by both an approved community or municipal water system and an approved community or municipal sewerage system, the minimum lot area shall be 7,000 square feet.
  - 2. For a two-family dwelling served by both an approved community or municipal water system, and an approved community or municipal sewerage system, the minimum lot area shall be 10,000 square feet.
  - 3. For a single-family dwelling not served by either an approved community or municipal water system or an approved community or municipal sewerage system, the minimum lot area shall be 1.0 acre (43,560 square feet).
  - 4. For a single-family dwelling served by an approved community or municipal water system, but not served by an approved community or municipal sewerage system, or a single-family dwelling served by an approved community or municipal sewerage system but not served by an approved community or municipal water system, the minimum lot area shall be 20,000 square feet.
  - 5. For a two-family dwelling served by an approved community or municipal sewerage system but not by an approved community or municipal water system, or a two-family dwelling served by an approved community or municipal water system but not by an approved community or municipal sewerage system, the minimum lot area shall be 30,000 square feet.
  - 6. For a two-family dwelling not served by either an approved community or municipal water system or an approved community or municipal sewerage system, the minimum lot area shall be 1.5 acre (65,340 square feet).
  - 7. For a multi-family dwelling having one-story and not served by either an approved community or municipal water system or an approved community or municipal sewerage system, the minimum lot area shall be 1.5 acres (65,340 square feet) plus 7,500 square feet for each dwelling unit over two (2).
  - 8. For a multi-family dwelling unit having more than one story and not served by either an approved community or municipal water system or an approved community or municipal sewerage system, the minimum lot size shall be 1.5

acres (65,340 square feet) plus 6,000 square feet for each dwelling unit over two (2).

9. For a multi-family dwelling unit having one story and served by either an approved community or municipal water system or an approved community or municipal sewerage system, but not by both, the minimum lot area shall be 30,000 square feet plus 5,000 square feet for each dwelling unit over two (2).
10. For a multi-family dwelling unit having more than one story and served by either an approved community or municipal water system or an approved community or municipal sewerage system but not by both, the minimum lot area shall be 30,000 square feet plus 3,500 square feet for each dwelling unit over two (2).
11. For a multi-family dwelling unit having one story and served by both an approved community or municipal water system and an approved community or municipal sewerage system, the minimum lot area shall be 10,000 square feet plus 2,500 square feet for each dwelling unit over two (2).
12. For a multi-family dwelling unit having more than one story and served by both an approved community or municipal water system and an approved community or municipal sewerage system, the minimum lot area shall be 10,000 square feet plus 1,500 square feet for each dwelling unit over two (2).

F. Dimensional Standards and Setback Requirements. In an SR Zone, the following requirements shall apply:

1. Percent of 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 lot area.
2. Front Yard. Front yards shall not be less than twenty (20) feet deep.
3. Side Yards. 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.
4. Building Height. No building or structure nor the enlargement of any building or structure shall be hereafter erected to exceed two and one-half stories or more than thirty-five (35) feet in height, except hospitals, public schools or churches, which may be increased in height to three stories or forty-five (45) feet.
5. Vision Clearance. On corner lots there shall be a minimum of twenty (20) feet, except as otherwise set forth in Section 4.030.
6. Vision clearance on alley-street intersections shall be a minimum of seven and one-half feet.

7. A rear yard shall be a minimum of 10 feet, except as set forth in Section 4.090.A.
8. 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. Off-Street Parking and Loading. In an SR Zone, off-street parking and loading shall be provided in accordance with the provisions of Article 4.

H. Transportation Impacts

1. Traffic Impact Analysis (TIA). In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects 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)