

## **SECTION 3.051 SUBURBAN RESIDENTIAL 2A ZONE, SR-2A**

In a SR-2A Zone, the following regulations shall apply:

- A. Procedures: All uses in a SR-2A Zone require Zoning Permit approval in accordance with MCZO 5.010.
- B. Uses Permitted Outright. In an SR-2A Zone, the following uses and their accessory uses are permitted outright:
  - 1. One single-family dwelling or manufactured home on an individual lot not less than two acres in size. Single-family stick-built homes shall have a carport or garage, attached or detached, sited on the same lot or parcel and be at least 180 square feet in size, constructed before occupancy. A manufactured home placed outside of a manufactured home subdivision or a mobile home park shall meet the manufactured home siting standards for residential zones in Section 4.110 of this ordinance.
  - 2. Family child care homes
- C. 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. Governmental structure, public park, playground, recreation building, fire station/emergency facilities
  - 4. Childcare center, provided the residential character of the building is maintained.
- D. Conditional Uses Permitted. In an SR-2A Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6 (Conditional Uses).
  - 1. Schools or Colleges
  - 2. Golf Course
  - 3. Home Occupations
  - 4. Hospital, sanatorium, rest home for the aged, nursing home, and medical and dental clinics, subject to State and Federal regulations

5. Crop cultivation or farm and truck gardens, including plant nurseries

E. Limitations on Uses.

1. In Suburban Residential 2A Two Acre (SR-2A) 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-2A is residential. The raising of livestock and/or animals in these zones shall be incidental to the primary use.
  - b. The number of chickens, fowl, and/or rabbits over the age of six months shall not exceed one (1) for each 500 square feet of property. The number of young chickens, fowl, and/or rabbits (under the age of six months) allowed on the property at any time shall not exceed three (3) times the allowable number of chickens, fowl, and/or rabbits over the age of six months. Livestock and/or Animals 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 animals 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 property 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 stored in rodent-proof receptacles.
  - f. No other livestock and/or animals except for domestic dogs or cats are permitted in this zone.
  - 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.



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).