



MEMORANDUM

TO: Planning Commission

FROM: Gregg Zody *GZ*
Director, Community Development

SUBJECT: Draft Rural Residential 10 (RR-10) Zone Language

DATE: July 8, 2020

The Board of Commissioners recently directed staff to draft language creating a Rural Residential zone, similar to Umatilla County's zone of the same name, which was passed by their Board in 2004.

For the basis of this draft, I copied and pasted our existing RR1 language for permitted uses, conditional uses, and design standards as a starting point for discussion at our work session on July 28th. I temporarily assigned an Ordinance section number (highlighted) to the attached draft as I wasn't sure where we wanted to place the proposed zone in the Ordinance.

I look forward to the discussions amongst the membership and staff regarding the type of uses that would be appropriate for a zone with a minimum lot size of ten (10) acres, and how we should define the zone (e.g. Is it a transitional or buffer zone between EFU and RR-1?; Do we want to consider more RR zones in the future?), as this ties into the fact that our Comprehensive Plan is due for review and possible updating and this would be an excellent starting point for a larger conversation to consider how we envision the future of the County.

Lastly, I want to emphasize that we are not proposing any County-initiated map amendments – that would be the responsibility of the property owner to pursue if the proposed RR-10 zone is approved by the BOC.

Section 3.037 RR-10 RURAL RESIDENTIAL TEN (RR-10) ZONE

§ 3.037 PURPOSE.

The RR-10 Rural Residential Zone is designed to provide lands to enhance the value of rural living and maintain a rural residential atmosphere while accommodating the demand for rural residences. Lots need to be sufficiently large to accommodate private wells and sewage disposal systems as well as gardens and farm animals. Standards for rural land use and development consistent with desired rural character and the capability of the land and natural resources are provided. The zone is applied to areas committed to non-resource use or needed for rural residential land use as provided for in the Comprehensive Plan.

§ 3.037 USES PERMITTED.

A. Uses permitted outright. In a RR-10 Zone, the following uses and their accessory uses are permitted without a zoning permit, pursuant to §3.037:

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. Farming, subject to the restrictions on animals set forth in subsection (3) of this section, and excluding hog or mink farms, livestock feed or sales yard and slaughter houses.
3. Utility facility necessary to serve the area or County.
4. Public park, recreation area, community or neighborhood center.
5. Other public uses or buildings necessary to serve the rural residential needs for the area.

B. Conditional Uses Permitted. In a RR-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. Golf Course.
2. Water supply and treatment facility.
3. Sewage disposal and treatment facility.
4. Solid waste disposal site and facility.
5. Two-family dwelling (duplex).
6. Home occupations subject to the limitations set forth in Article 6 of this

ordinance.

C. LIMITATIONS ON USE. 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.

1. 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.

2. Livestock and/or Animal densities are as follows:

a. Cattle – two per acre, or

b. Horses, mules, donkeys, llamas – two animals per acre, or

c. Sheep or goats – six animals per acre, or

d. Emu – eight ratite per acre, or

e. Ostrich – four ratite per acre, or

f. Miniature cows, horses, mules and donkeys – four per acre, or

g. Swine – four swine per acre.

3. 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.

4. 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).

5. 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.

6. 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.

7. Density for Poultry – twenty fowl per acre, and for fur-bearing animals (rabbits, mink, chinchillas, etc.) – twenty animals per acre. (MC-C-5-98)

D. 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.

E. 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. Building Height. No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two stories or more than thirty (30) feet in height
3. 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.

F. OFF-STREET PARKING AND LOADING. In an RR 10 Zone, the off-street parking and loading shall be provided in accordance with the provisions of Article 4.

G. LOT SIZE. The minimum average width of lots shall be 150 feet and have an area not less than 2 acres.

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)

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