

SECTION 3.230 "A-R" AGRICULTURAL-RECREATIONAL ZONE

A. Purpose: The purpose of the "A-R" Agricultural-Recreational zone is to provide areas for outdoor recreation and to allow controlled growth to continue in existing rural communities and rural exception areas. Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "A-R" Agricultural-Recreational zone shall comply with the following regulations:

B. Uses Permitted Without Review Uses: The following uses and activities and their accessory buildings and uses are permitted on lands designated "A-R" Agricultural-Recreational zone without review, subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards:

1. Farm use, provided animals and fowl are properly caged or housed and proper sanitation is maintained.

2. Forest uses, including the propagation and harvesting of forest products.

3. Utility Facilities (Minor)

4. Minor Home occupation that:

a. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;

b. Does not serve clients or customers on-site;

c. Does not produce odor, dust, glare, flashing lights or noise;

d. Does not occupy more than 25 percent of the floor area of the dwelling; and

e. Does not include the on-premises display or sale of stock in trade.

Any Home Occupation that exceeds these standards is Major and subject to Section E(1) below.

C. Uses Permitted Subject to Ministerial/Type I Review: The following uses are permitted on a legal parcel on lands designated "A-R" Agricultural-Recreation zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

This review involves an evaluation by Planning Department staff but only requires formal zoning approval if the use is required to be reviewed by Building Codes. If the use does not require formal zoning approval but is requested by the applicant for future documentation, the applicant will be charged the appropriate ministerial review fee.

1. One single-family dwelling on any legally created parcel, including mobile homes at least eighteen (18) feet wide, subject to Chapter 4 - Supplemental Provisions - Section 4.1260, provided proper sanitation approval is obtained. (This is not needed because it is part of the review process)

~~Recreational vehicles provided such vehicles are not attached to the land and proper sanitation is maintained.~~ (Recreational Vehicles can meet the standard of a dwelling above if they choose to be reviewed as such. The definition of Recreational Vehicle provides specifics of how their placement is allowed and limited if they are not approved as a dwelling.)

2. Accessory structures customarily provided in conjunction with the primary use. Buildings and structures accessory to a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.
3. Agricultural buildings and structures provided in conjunction with a "Farm Use" as evidenced by a "Farm Management Plan". This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.
4. Additions to, and replacement of, a lawfully established building or structure.
5. Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.

D. Uses Permitted Subject to Standards/Type II Review: The following uses may be permitted on a legal parcel on lands designated "A-R" Agricultural-Recreation zone subject to subsection F - Property Development Standards, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

1. Guest house subject to standards in Chapter 4 - Supplemental Provisions - Section 4.1370.
2. Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
3. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions
4. Mobile home parks subject to in accordance with Chapter 16 – Mobile Home Parks with a density that meets or exceeds the minimum lot size for the zone (this

~~deleted language is included in the Chapter 16),~~ and that is demonstrated not to require service by a new community sewer or extension of an existing sewer system from within an urban growth boundary or from within an unincorporated community.

5. ~~Recreational vehicle parks subject to in accordance with Chapter 17 – Recreational Vehicle Parks, with a density that meets or exceeds the minimum lot size for the zone, (Chapter 17 references Chapter 16 which includes the deleted language)~~ and that is demonstrated not to require service by a new community sewer or extension of an existing sewer system from within an urban growth boundary or from within an unincorporated community.
6. ~~Dude ranches and hunting and fishing lodges, including overnight facilities in accordance with Chapter 20 – Site Plan Review~~ and demonstrated not to require service by a new community sewer or extension of an existing sewer system from within an urban growth boundary or from within an unincorporated community.
7. ~~Youth/family camp~~ demonstrated not to require service by a new community sewer or extension of an existing sewer system from within an urban growth boundary or from within an unincorporated community ~~(Added 9/97).~~
8. ~~Parks, recreation areas, and facilities preserves and community or neighborhood centers in accordance with Chapter 20 – Site Plan Review.~~
9. ~~Any new commercial service, or retail use, permissible in this zone that will be located entirely within an existing, lawfully erected commercial building or structure. (Consistent with Chapter 4)~~
10. ~~Agricultural Produce Stand subject to Chapter 20 the Farm Stand requirements of Section 3.210 - Exclusive Farm Use Zone. (Revised 1-92)~~

~~Water supply and treatment facility. (This is now a Utility Facility (Major))~~

~~Sewage disposal and treatment facility. (This is now a Utility Facility (Major))~~

- E. ~~Uses Permitted Subject to Conditionally Use Review/Type II or Type III: The following uses may be permitted on a legal parcel on lands designated "A-R" Agricultural Recreation zone subject to subsection F - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well any other listed, referenced or applicable standards. In the "A R" Agricultural Recreational zone, the following uses and activities and their accessory buildings and uses are permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the standards of this Ordinance as required in Chapter 5 – Conditional Use Review, Chapter 10 – Fire Safety Standards and this section:~~

1. Major Home Occupations, subject to chapter 20 - Site Plan Review - Section 20.090. (added 2-89)
2. Small scale low impact retail commercial uses provided the following conditions are met:
 - a. The use is in conjunction with the development of a, Subdivision, Mobile Home Park or Recreational Vehicle Park;
 - b. The use is designed to serve the residents and their guests of the development; and
 - c. The Approving Authority may require that the applicant submit a market analysis demonstrating the need for the proposed commercial development.
3. Bed and breakfast inns. ~~(added 2-89)~~
4. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19. Non-commercial/stand alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
5. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 - Standards for Energy Facilities - Section 19.030.
6. Utility facilities necessary for public service. Utility Facilities (Major).
7. Auditoriums, outdoor stages and entertainment areas.
 - a. The use is in conjunction with the development of a, Subdivision, Mobile Home Park or Recreational Vehicle Park,
 - b. The use is designed to serve the residents and their guests of the development; and
 - c. The Approving Authority may require that the applicant submit a market analysis demonstrating the need for the proposed commercial development.
8. Golf courses (except commercial driving ranges, miniature courses or similar courses operated as a business).
9. Airports.
10. Exploration, mining and processing of aggregate and other mineral resources or other subsurface resources, subject to Section 3.800 - Mineral & Aggregate Overlay (EPD 5).

F. Property Development Standards

1. Property Size - Minimum parcel size for residential lots in the AR zone inside an unincorporated community boundary is 2 acres with a minimum lot width of 150 feet. Other uses shall be located on parcels determined to be sufficient to support the proposed use based on the amount of area required for proper sanitation, off-street parking, maintenance of setbacks and compatibility with adjacent uses.
2. Structure Size - A size limitation is applicable to all small scale low impact commercial uses. The total cumulative floor area of a commercial structure or structures, built to accommodate or support any of the commercial uses listed in the AR zone, shall not exceed 3,500 square feet in an exception area zoned AR
3. Setbacks
 - a. Front Yard - No structure other than a fence or retaining wall less than forty-eight (48) inches, or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such depth shall establish the front yard depth of the entire frontage.
 - b. Side Yard - No structure other than a fence or retaining wall less than forty-eight (48) inches shall be located closer than seven (7) feet from side property lines for interior lots and ten (10) feet from exterior side property lines for corner building sites.
 - c. Rear Yard
 - (1) For properties not located along the reservoir edge at Pine Hollow or Rock Creek reservoirs - No structure other than a fence or retaining wall less than forty-eight (48) inches shall be located closer than seven (7) feet from the rear property line
 - (2) For properties located along the reservoir edge at Pine Hollow or Rock Creek reservoirs - No structure other than a retaining wall less than forty-eight (48) inches shall be located closer than twenty (25) feet from the rear yard property line.
4. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
5. Height - Maximum height for all structures shall be thirty-five (35) feet. Height is measured from average grade.
6. Stream or Lake Setbacks -

- a. Pine Hollow and Rock Creek Reservoirs are both subject to Section 3.900 - Reservoir Overlay Zone ~~the Environmental Protection District (EPD) provisions of~~ (EPD-6).
 - b. All structures, or similar permanent fixtures (except hydroelectric facilities and docks), proposed in areas not mapped in the EPD-6, shall be set back from the high water line or mark along any streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.
7. Floodplain - Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
 8. Signs - Signs shall not extend over a public right-of-way or project beyond the property line.
 - a. Signs shall not be illuminated or capable of movement.
 - b. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.
 - c. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.
 9. Parking - Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.
 10. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. The exterior of shielding and hooding materials shall be composed of non reflective, opaque materials.
 11. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.