

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. Permitted Uses

In the "A-R" Agricultural-Recreational zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards:

RESIDENTIAL USE

1. One single-family dwelling on any legally created parcel, including mobile homes at least eighteen (18) feet wide, subject to Section 4.160, provided proper sanitation approval is obtained.
2. Accessory structures customarily provided in conjunction with the primary use.
3. Guest house subject to standards in Section 4.170.
4. Mobile home parks in accordance with Chapter 16 with a density that meets or exceeds the minimum lot size for the zone, 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.

RECREATIONAL & COMMERCIAL USE

5. Parks, recreation areas, and facilities preserves and community or neighborhood centers in accordance with Chapter 20, Site Plan Review.
6. Recreational vehicles provided such vehicles are not attached to the land and proper sanitation is maintained.
7. Recreational vehicle parks in accordance with Chapter 17, with a density that meets or exceeds the minimum lot size for the zone, 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.
8. 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).

9. 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.
10. 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)

PUBLIC FACILITY USE

11. Water supply and treatment facility.
12. Sewage disposal and treatment facility.

FARM & FOREST USE

13. Farm use, provided animals and fowl are properly caged or housed and proper sanitation is maintained.
14. Forest uses, including the propagation and harvesting of forest products.
15. Agricultural Produce Stand in accordance with Chapter 20, Site Plan Review. (Revised 1-92)

MISCELLANEOUS USE

16. Subdivisions.

C. Uses Permitted Conditionally

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:

RECREATIONAL & COMMERCIAL USE

1. 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.
- 2. Home Occupations, subject to Chapter 20. (added 2-89)
- 3. Bed and breakfast inns. (added 2-89)
- 4. Golf courses (except commercial driving ranges, miniature courses or similar courses operated as a business).
- 5. Airports.
- 6. 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.

MISCELLANEOUS USE

- 7. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19.
- 8. Utility facilities necessary for public service.
- 9. Exploration, mining and processing of aggregate and other mineral resources or other subsurface resources.

D. 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 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.

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.
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.