

## **SECTION 3.240 "RR" RURAL RESIDENTIAL**

- A. Purpose: To provide for low density residential and agricultural uses in a rural atmosphere which will not conflict with commercial agricultural operations.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "RR" Rural Residential zone shall comply with the following provisions:

- B. Permitted Uses: In the "RR" Rural Residential 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:
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. Buildings accessory to a single-family dwelling such as garages, store-rooms, woodsheds, laundry room, playhouse, greenhouse, hobby shop, animal or fowl shelter or similar and related accessory uses.
  3. Farm uses, provided animals and fowl are properly caged or housed and proper sanitation is maintained.
  4. Forest uses, including the propagation and harvesting of forest products.
  5. Agricultural Produce Stands in accordance with Chapter 20, Site Plan Review. (Revised 1-92)
  6. Home occupation, subject to chapter 20.
  7. Cemetery.
  8. Planned Unit Developments in accordance with Chapter 18.
  9. Subdivisions in accordance with Chapter 21.
  10. Energy facilities subject to the provisions of Chapter 19.
  11. Guest house subject to standards in Section 4.170.
- C. Uses Permitted Conditionally: In the "RR" Rural Residential 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. Public and semi-public buildings, structures and uses essential to the physical, social and economic welfare of an area, including but not limited to: fire stations, schools, granges, community halls, churches and libraries.
2. Private schools or day nursery centers.
3. Parks, playgrounds and recreation areas and community or neighborhood centers.
4. Golf courses (except commercial driving ranges, miniature golf courses or similar course operated as a business), country club, swimming club or tennis club.
5. Temporary tract office for the sale of lots in subdivision or Planned Development in which the office is located.
6. Personal-use airports for airplanes and helicopter pads, including seasonal hangars, maintenance and service facilities, where approach zones will not constitute hazards to adjoining residential properties.
7. Mobile home parks.
8. Recreational vehicle parks.
9. Exploration mining and processing of aggregate and other mineral resources or other subsurface resources.
10. Kennels.
11. Energy facilities and commercial energy facilities subject to the provisions of Chapter 19.
12. Bed and breakfast inns. (added 2-89)
13. Dude ranches. (added 2-89)

D. Property Development Standards

1. Property Size - The minimum property size for new parcels is five (5) acres with a three hundred (300) foot minimum average lot width.
2. Setbacks
  - a. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road.
  - b. Side Yard - No structure other than a fence shall be located closer than fifteen (15) feet from side property lines for interior lots and twenty (20) feet from exterior side property lines of corner building sites.

- c. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line.
3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
4. Height - Maximum height for structures shall be thirty-five (35) feet. Height is measured from average grade.
5. Stream Setbacks - All structures, or similar permanent fixtures (except hydroelectric facilities) shall be setback from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.
6. 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.
7. 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.
8. Parking - Off street parking shall be provided in accordance with Chapter 20.
9. 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 nonreflective, opaque materials.
10. New Driveways – All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.