

## SECTION 3.250 "R-R(10)" RURAL RESIDENTIAL

- A. Purpose: The purpose of the "R-R (10)" Rural Residential (10) zone is to provide for low density residential and small scale, part time agricultural and forest uses in a rural atmosphere which will not conflict with commercial agricultural operations, while preserving open space and other forest uses.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "R-R (10)" Rural Residential zone shall comply with the following regulations.

- B. Uses Permitted Without Review Uses: ~~The following uses are permitted on lands designated in the "R-R (10)" Rural Residential zone without review, 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. Farm use, as defined in ORS 215.203(2).

~~The breeding, boarding and training of horses for profit.~~ (This is now included in the definition of "Farm Use")

2. Forest Uses, including the propagation or harvesting of forest products.
3. Utility Facilities (Minor)
4. Climbing and passing lanes within the right-of-way existing as of July 1, 1987.
5. Reconstruction or modification of public roads and highways, not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.
6. Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed.

7. 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(8) below.

C. Uses Permitted Subject to Ministerial/Type I Review: The following uses are permitted on a legal parcel on lands designated "R-R (10)" Rural Residential zone subject to subsection G - 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. 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.

2. 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.

3. Additions to, and replacement of, a lawfully established building or structure.

4. ~~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. Public and private conservation areas and structures for the retention of water, soil, open space, forest or wildlife resources.

6. The rehabilitation, replacements, minor betterment, repair and improvements and other similar construction activities, not considered to have land use impacts, in public parks, playgrounds and recreational areas.

7. Minor betterment of existing public roads and highway related facilities such as maintenance yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.

~~Utility facilities necessary for public service.~~ (Replaced by Utility Facility (Minor) and Utility Facility (Major))

- D. Uses Permitted Subject to Standards/Type II Review: The following uses may be permitted on a legal parcel on lands designated "R-R (10)" Rural Residential 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. One single-family dwelling and other buildings and accessory uses subject to the request meeting standards pursuant to subsections (FD) and (GE) of this section.
  2. Guest house subject to Chapter 4 - Supplemental Provisions - Section 4.1370.
  3. 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.
  4. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions.
  5. Agricultural Produce Stand subject to Chapter 20 the Farm Stand requirements of Section 3.210 - Exclusive Farm Use Zone.
- E. Uses Permitted Subject to Conditionally Use Review/Type II or Type III: The following uses and activities may be permitted on a legal parcel on lands designated "R-R (10)" Rural Residential 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 as any other listed, referenced or applicable standards, 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:

#### ENERGY/UTILITY FACILITIES

1. 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.
2. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 - Standards of Energy Facilities - Section 19.030.
3. Utility Facilities (Major).

## PARKS/PUBLIC/QUASI-PUBLIC FACILITIES

4. Private parks, playgrounds, hunting and fishing preserves and campgrounds.
5. Parks, playgrounds, or community centers owned and operated by a governmental agency or a non-profit community organization.
6. Public or private schools.
7. Churches.

## COMMERCIAL/AGRICULTURAL /INDUSTRIAL USES

8. Major Home occupations, subject to Chapter 20 - Site Plan Review - Section 20.090.
9. Kennels.
10. Commercial activities that are in conjunction with farm use as defined in ORS 215.203(2) including the processing of farm crops into biofuel not otherwise allowed in the definition of farm use subject to the Commercial Activities in Conjunction with a Farm Use requirements of Section 3.210 - Exclusive Farm Use Zone.
11. Facilities to manufacture alcohol from farm or timber waste.
12. The propagation, cultivation, maintenance and harvest of aquatic species.
13. Exploration mining and processing of aggregate and other mineral resources or other subsurface resources, subject to Section 3.800 - Mineral & Aggregate Overlay (EPD 5).

## TRANSPORTATION

14. Personal-use airports for airplanes and helicopter pads, including associate hangar, maintenance and service facilities.
15. Construction of additional passing and travel lanes requiring the acquisition of right of way but not resulting in the creation of new land parcels.
16. Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.
17. Improvement of public roads and highway related facilities, such as maintenance yards, weigh stations and rest areas, where additional property or right of way is required, but not resulting in the creation of new land parcels.

## F. Standards for Establishment of a Dwelling and Accessory Structures

### 1. Scenic Development Standards including:

- a. Dwellings should be sited and landscaped to blend with their surroundings.
  - b. House and roof colors that are non-reflective, preferably earth tone colors, that blend with surrounding vegetation or landscape, should be used on all exterior surfaces.
  - c. Existing vegetation shall normally be retained as much as possible and employed for landscaping and screening.
  - d. Existing landforms will be preserved and utilized for screening where applicable.
  - e. Access and roads shall be designed and located to fit the natural topography with minimum grading and minimal modifications of existing landforms. Crests and ridges are to be avoided where possible. Cuts and fills shall be rounded and reseeded with natural vegetation.
  - f. All buildings and structures shall be set back at least fifty (50) feet from all bluff lines and cliffs.
  - g. Fences should be constructed of non-reflective materials and/or painted with non-reflective colors. Placement and alignment should be done to minimize their visibility.
2. In areas of parcels characterized by a predominance of oak or oak woodlands, native vegetation shall be retained to the greatest extent possible.

\*Referenced publication is "Wildlife on White Oak Woodland", a Woodland Fish and Wildlife Project Publication available from the Wasco County Planning Office and ODFW in The Dalles.

(Washington Department of Fish and Wildlife has a draft report with additional quantifiable standards for accomplishing the above management goals. The recommendations are as of yet strictly draft recommendations and not to be cited as this time. Staff can follow up with ODFW to confirm if and when their recommendations become final and work with ODFW to verify their applicability to sites in the TLSA. In the meantime Oly Helgerson, OSU Extension Agent operating out of Stevenson, Washington will be able to provide guidance to individuals wishing to manage their oak woodlands.)

## G. Property Development Standards

1. Property Size - The minimum property size is ten (10) acres with a 330 foot minimum average lot width.
2. Lot Coverage - No more than ten percent (10%) of any lot or parcel may be occupied by non-farm or forest dwellings and their accessory buildings allowed by this section.
3. Setbacks - **In the "R-R (10)" zone** 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 (front yard), twenty-five (25) feet from side yard property lines and forty (40) 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 Setbacks - All structures, or similar permanent fixtures (except hydroelectric facilities) shall be set back from the high water line or mark along all streams or lakes a minimum distance of one hundred (100) 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 a public road.
9. Parking - Off street parking shall be provided in accordance with Chapter 20 **- Site Plan Review**.
10. Road Disclosure Acknowledgement - Prior to the issuance of required permits for development, disclosure of the type of road which accesses the development shall be made known to the applicant/owner. If the road is determined to be a public road of local access and which does not meet county road access standards, the

applicant shall sign a road Disclosure Acknowledgement which will be recorded in the deed records of Wasco County and which sets forth the following:

- a. A statement that the property is served by a sub-standard road which does not meet the standards for safe access for emergency vehicles.
  - b. A statement that the property owner/applicant is aware of the type and extent of hazards present associated with the development of the subject property; and
  - c. A statement acknowledging that the property owner assumes all risk associated with the development of the subject property.
11. 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.
12. New Driveways - All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.