

SECTION 3.160 "R-R" Rural Residential Zone (GMA & SMA)

A. Purpose

Residential development may locate outside Urban Areas so long as it does not adversely affect the scenic, cultural, natural and recreation resources. In addition to consideration of these factors, lands may be designated as residential if deemed suitable for residential development, taking into account the physical characteristics of the areas in question and their geographic proximity to transportation and commercial facilities and other amenities.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Residential. (GMA & SMA)

C. Uses Permitted Subject To Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Residential subject to Expedited Review and subsection G - Property Development Standards and Chapter 11 - Fire Safety Standards, as well as all other listed or referenced standards. (GMA & SMA)

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Residential subject to Subsection G - Property Development Standards, Chapter 11 – Fire Safety Standards & Chapter 14 - Scenic Area Review, as well as any other listed or referenced standards.

RESIDENTIAL USE

1. One (1) single family dwelling per legally created lot/parcel. (GMA Only)
2. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in criterion 3 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA)
3. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards: (GMA & SMA)
 - a. The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
 - b. The height of any individual accessory building shall not exceed 24 feet.

4. The temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit. (GMA & SMA)

Parcel must be 40 acres or greater. (SMA only)

FARM USE

5. New cultivation in the GMA and SMA, or new agricultural use in the SMA outside of previously disturbed and regularly worked fields or areas.

Clearing trees for new agricultural use is subject to 3.120(D)(1) of the Large Scale Agriculture zone. (SMA Only).

6. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA Only)

7. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the following standards:

The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application. (GMA Only)

MISCELLANEOUS USE

8. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building. (GMA & SMA)

9. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)

10. Construction, reconstruction or modification of roads if designated in the Adopted Wasco County Transportation System Plan or designed and constructed as part of an approved, active development order (GMA & SMA) and railroads (SMA Only).

11. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, Resource Enhancement standards prescribed in Chapter 10. (GMA & SMA)

12. Docks and boathouses, subject to the standards below: (GMA & SMA)

- a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;
- b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;
- c. Public docks open and available for public use shall be allowed.
- d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

13. Cluster developments on lots or parcels ten (10) acres in size or larger in the "R-R(5)", or twenty (20) acres in size or larger in the "R-R(10)" zone, that create lots/parcels smaller than the designated minimum lot/parcel size, subject to the provisions of Chapter 18. (GMA Only)

14. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100 and all other applicable provisions of Chapter 21. (GMA & SMA)

15. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, Section 21.100 and all applicable provisions of Chapter 21. (GMA Only)

16. Forest Practices subject to 3.120(D)(2) of the Large Scale Agriculture zone. (SMA Only)

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Residential subject to Subsection G - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 11 - Fire Safety Standards & Chapter 14 - Scenic Area Review, as well as any other listed or referenced standards.

FARM USE

1. Wineries, in conjunction with onsite viticulture, upon a showing that processing of wine is from grapes grown on the subject farm or in the local region. (GMA Only)
2. Wine sales/tasting rooms in conjunction with an on-site winery, under the following conditions: (GMA Only)

a. The use shall comply with the criteria in Chapter 20 for Home Occupations and Cottage Industries as well as the following:

- (1) The use may employ an unlimited number of outside employees.
- (2) The wine sales/tasting room may include interior and/or exterior space, provided the combined interior and exterior spaces shall not exceed 1,000 square feet.
- (3) The interior space may be located in an existing building or in a new building or addition to an existing building constructed for the primary purpose of housing the wine sales/tasting room.
- (4) The exterior space may be a veranda, patio, or other similar type of structure.

COMMERCIAL USE

3. Commercial events, subject to the Commercial Events standards prescribed in Chapter 20. (GMA Only)
4. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20. (GMA & SMA)
5. Bed and Breakfast Inns, may be permitted in a lawfully established single-family dwelling located subject to the Bed and Breakfast Inn standards prescribed in Chapter 20. (GMA & SMA)
6. Special Uses in Historic Buildings subject to Special Uses in Historic Buildings standards prescribed in Chapter 20 (GMA Only).
7. Accredited child care center within a RR-1 or RR-2 designation. A child care center may be permitted in other Residential designations within an existing church or community building. (GMA Only)
8. Boarding of horses on lands designated 10-acre Residential. Findings shall be made on property characteristics, parcel size and impacts to neighbors, and shall specify the maximum number of horses based on those findings and the number of recommended animal units provided in the documentation by the OSU Extension Offices and the Natural Resource Conservation Service for the geographic area the application is located within.

PUBLIC & QUASI-PUBLIC USE

9. School within an existing church or community building. (GMA Only)

- 10. Expansion of existing primary or middle schools on land purchased prior to June 8, 1999. For purposes of this section, existing schools means public schools that existed prior to adoption of the original Management Plan on October 15, 1991. (GMA Only)
- 11. Community parks and playgrounds, consistent with the standards of the National Park and Recreation Society regarding the need for such facilities. (GMA & SMA)
- 12. Recreation development, subject to Section 14.300. (GMA Only)
- 13. Fire stations. (GMA & SMA)

MISCELLANEOUS USE

- 14. Utility facilities and railroads. (GMA & SMA)
- 15. Construction, reconstruction, or modifications of roads not in conjunction with agriculture if not designated in the Adopted Wasco County Transportation System Plan or not designed and constructed as part of an approved, active development order. (GMA Only)

F. Prohibited Uses

All other uses not listed.

G. Property Development Standards

1. Property Size

- a. The creation or alteration of a parcel shall be subject to the following standards:

Zone	Minimum Parcel Size	Minimum Parcel Width
R-R(1)	One (1) Acre	125'
R-R(2)	Two (2) Acres	125'
R-R(5)	Five (5) Acres	300'
R-R(10)	Ten (10) Acres	330'

- b. In the SMA no land divisions are permitted unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable.
2. General Setbacks - all structures other than approved signs and fences shall comply with the following general setback standards:

Front Yard	25'
Interior Side Yard	15'
Exterior Side Yard	20'
Rear Yard	20'

3. All new structures to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

- a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.
 - b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.
 - c. The necessary berming and/or planting must be completed during the first phase of development and maintained in good condition.
 - d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.
 - e. A variance to the setback requirements may be made in accordance with Chapter 6.
4. Height - Maximum height for all structures shall be thirty-five feet (35') unless further restricted in accordance with Chapter 14 - Scenic Area Review.
5. 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 3.240, Flood Hazard Overlay.

6. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
7. Parking - Off street parking shall be provided in accordance with Chapter 4.