

309 RURAL RESIDENTIAL FARM/FOREST 5 ACRES (RRFF-5) (6/26/03)

309.01 PURPOSE

- A. To provide areas for rural living where this type of development is compatible with the continuation of farm and forest uses.
- B. To conserve the natural scenic beauty of the County.
- C. To protect the watersheds of existing or potential major sources of municipal or domestic water supply from encroachment by uses that would affect the quantity or quality of water produced, protect wildlife habitats, and other such uses associated with the forest.
- D. To avoid the potential hazards of damage from fire, pollution, and conflict caused by urbanization.

309.02 AREA OF APPLICATION

The RRFF-5 zone is applied to those areas designated as Rural on the Clackamas County Comprehensive Plan map, and which have a general parcel size of five (5) acres; are affected by development; contain no serious natural hazards and the topography and soils are suitable for development, and are easily accessible to a Rural Center or incorporated city.

309.03 PRIMARY USES

- A. One single family dwelling, residential home as defined in Section 202, or manufactured dwelling subject to the provisions of Section 824. (11/24/99)
- B. Current employment of land for general farm uses including:
 - 1. Raising, harvesting and selling of crops.
 - 2. Feeding, breeding, selling and management of livestock, poultry, fur-bearing animals or honeybees.
 - 3. Selling of products of livestock, poultry, fur-bearing animals or honeybees.
 - 4. Dairying and the selling of dairy products.
 - 5. Preparation and storage of the products raised on such lands for man's use and animal use.
 - 6. Distribution by marketing or otherwise of products raised on such lands.

7. Any other agricultural use, horticultural use, animal husbandry or any combination thereof.

- C. The propagation or harvesting of a forest product.
- D. Public and private conservation areas and structures for the conservation of water, soil, forest, or wildlife habitat resources.
- E. Fish and wildlife management programs.
- F. Public and private parks, campgrounds, playgrounds, recreational grounds, hiking and horse trails, pack stations, corrals, stables and similar casual uses provided that such uses are not intended for the purpose of obtaining a commercial profit.
- G. Utility carrier cabinets, subject to Section 830. (2/29/84)
- H. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835. (3/14/02)

309.04 ACCESSORY USES

- A. Home occupations, subject to the provisions of Section 822. (2/4/81)
- B. Accessory buildings and uses customarily incidental to any of the primary uses permitted in Subsection 309.03.
- C. Produce stands, as defined in Section 202, subject to all applicable State regulations, and the requirements of this ordinance for parking and signing under Sections 1007 and 1010. (6/4/86)
- D. Signs, as provided under Section 1010. (8/6/81)
- E. A guest house, as defined in Section 202, subject to the provisions under Section 833. (2/3/88)
- F. Bed and Breakfast Homestays, subject to the major home occupation provisions under Section 822. (7/15/87)
- G. Family daycare providers. (5/22/03)

309.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR (3/14/02)

The following use may be approved by the Planning Director pursuant to Subsection 1305.02: (3/14/02)

- A. Wireless telecommunication facilities listed in Subsections 835.05(A)(2) and (3), subject to Section 835. (3/14/02)

309.06 CONDITIONAL USES

- A. The following conditional uses may be allowed subject to review by the Hearings Officer pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800. (5/22/03)
 - 1. Churches, subject to Section 804; (5/22/03)
 - 2. Schools, subject to Section 805, except as restricted by Subsection 309.07(F); (5/22/03)
 - 3. Daycare facilities, subject to Section 807; (5/22/03)
 - 4. Cemeteries, subject to Section 808; (5/22/03)
 - 5. Service and recreational uses that exceed the limits of Subsection 309.03(F), subject to Section 813; (5/22/03)
 - 6. Operations conducted for the exploration, mining, and processing of geothermal resources, aggregate and other mineral resources, or other subsurface resources, subject to Section 818; (5/22/03)
 - 7. Sanitary landfills and debris fills, subject to Section 819; (5/22/03)
 - 8. Hydroelectric facilities, subject to Section 829; (5/22/03)
 - 9. Bed and breakfast residences and inns, subject to Section 832; (5/22/03)
 - 10. Composting facilities, subject to Section 834; (5/22/03)
 - 11. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835; (5/22/03)
 - 12. Kennels, provided that the portion of the premises used is located a minimum of 200 feet from all property lines; (5/22/03)

13. Aircraft land uses, subject to Section 712 or 713; (5/22/03)
14. Commercial recreational uses that exceed the limits of Subsection 309.03(F); (5/22/03)
15. Commercial or processing activities that are in conjunction with timber and farm uses. (5/22/03)

309.07 PROHIBITED USES

- A. Structures and uses of land not specifically mentioned in Section 309 are prohibited in all RRF-5 districts.
- B. Outdoor advertising displays, advertising signs or advertising structures, except as provided in Section 1010.
- C. Any proposed division of land within the Rural Residential Farm/Forest 5 acre zoning district and located within an Urban Growth Boundary of Sandy, Molalla, Estacada, and Canby resulting in the creation of one or more parcels of land of less than five (5) acres in size, with the exception of Conditional Uses approved by the Hearings Officer. (1/30/03)
- D. A subdivision or partition within the Portland Metropolitan Urban Growth Boundary resulting in the creation of one or more lots or parcels of less than 20 acres in size. (1/30/03)
- E. Residential subdivisions in Future Urban areas. (1/30/03)
- F. Public and private schools within the areas identified as Employment, Industrial and Regionally Significant Industrial on the Metro Region 2040 Growth Concept Map. (1/30/03)

309.08 DIMENSIONAL STANDARDS

- A. Purpose. The provisions of this Subsection are intended to: (6/22/81)
 1. Provide for and protect the unique character, livability, and scenic quality of rural areas of the county;
 2. Provide for fire safety and protection of all structures;
 3. Protect the privacy and livability of dwellings and yard areas; and
 4. Preserve, within urban growth boundaries, large parcels of land for future development at urban densities.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

- B. The minimum average lot or parcel size shall be five (5) acres. Variable sizing of lots or parcels in a partition or subdivision may be permitted pursuant to the flexible lot size development provisions of Subsection 1014.04B of this Ordinance or the Planned Unit Development provisions of Section 1013 of this Ordinance except as restricted in Subsection 309.07(C), (D) and (E). (1/30/03)
- C. Right of Way Inclusion: For purposes of satisfying the lot size requirements of this district, lots which front on existing county or public roads may include the land area between the front property line and the middle of the road right of way.
- D. Minimum Front Yard Setback: No structure constructed after the effective date of this amendment shall be located closer than thirty (30) feet from the front property line.
- E. Minimum Rear Yard Setback: Thirty (30) feet.
- F. Minimum Side Yard Setback: Ten (10) feet.
- G. Minimum Setbacks for Accessory Structures: No accessory structures constructed after the effective date of this amendment shall be located closer than thirty (30) feet from the front property line. Accessory structures shall observe a minimum rear and side yard setbacks of ten (10) feet.
- H. Bus shelters and roadside stands of no more than four hundred (400) square feet in size and not exceeding sixteen (16) feet in height, need not observe front yard setback lines excepting when located on a corner lot, then as provided in Subsection 309.08(I) below. (3/14/02)
- I. Corner vision: No sight-obscuring structures or plantings exceeding thirty (30) inches in height shall be located within a twenty (20) foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or easement and a public, county or state road. Trees located within a twenty (20) foot radius of any such intersection shall be maintained to allow eight (8) feet of visual clearance below the lowest hanging branches.
- J. Scenic Roads: Structures built on lots adjacent to roads designated as Scenic Roads should be set back a sufficient distance from the right of way to permit a landscaped or natural buffer area.
- K. See Section 900 for exceptions to dimensional standards.

- L. Variances: The requirements of this Subsection may be modified subject to staff review with notice pursuant to Subsection 1305.02, when the modifications is consistent with the purposes set forth under 309.08(A), and satisfies the criteria for a variance under Section 1205. (3/14/02)

309.09 DEVELOPMENT STANDARDS

- A. See Section 1000 for applicable development standards.
- B. Partitions in Future Urbanizable areas shall indicate the location of improvements, including easements and road dedications, structures, wells and septic drainfields which are consistent with the orderly development of the property at appropriate urban densities on the basis of the criteria for application of districts under Subsection 301.02.
- C. A property line adjustment may be granted pursuant to the provisions of Section 1020. (2/9/95)
- D. Manufactured Dwelling Parks: Existing manufactured dwelling parks shall not be redeveloped with a different use until a plan for relocation of the existing tenants is submitted and approved by the Planning Director or his designate. (11/24/99)