

316 RURAL AREA RESIDENTIAL 1-ACRE (RA-1), RURAL AREA RESIDENTIAL 2-ACRE (RA-2), RECREATIONAL RESIDENTIAL (RR), RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5), FARM FOREST 10-ACRE (FF-10), AND FUTURE URBAN 10-ACRE (FU-10) DISTRICTS

316.01 PURPOSE

Section 316 is adopted to implement the policies of the Comprehensive Plan for Unincorporated Community Residential, Rural, and Future Urban areas.

316.02 APPLICABILITY

Section 316 applies to land in the Rural Area Residential 1-Acre (RA-1), Rural Area Residential 2-Acre (RA-2), Recreational Residential (RR), Rural Residential Farm Forest 5-Acre (RRFF-5), Farm Forest 10-Acre (FF-10), and Future Urban 10-Acre (FU-10) Districts, hereinafter collectively referred to as the rural residential and future urban residential zoning districts.

316.03 USES PERMITTED

- A. Uses permitted in each rural residential and future urban residential zoning district are listed in Table 316-1, *Permitted Uses in the Rural Residential and Future Urban Residential Zoning Districts*. Uses not listed are prohibited.
- B. As used in Table 316-1:
 - 1. “P” means the use is a primary use.
 - 2. “A” means the use is an accessory use.
 - 3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
 - 4. “X” means the use is prohibited.
 - 5. Numbers in superscript correspond to the notes that follow Table 316-1.
- C. Permitted uses are subject to the applicable provisions of Subsection 316.04, *Dimensional Standards*; Subsection 316.05, *Development Standard*; Section 1000, *Development Standards*; and Section 1100, *Development Review Process*.

Table 316-1: Permitted Uses in the Rural Residential and Future Urban Residential Zoning Districts

Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Accessory Buildings and Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family daycare providers, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property management and maintenance offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A	A	A	A	A
Accessory Kitchens	A ¹					
Aircraft Land Uses	X	X	X	C	C	C
Aircraft Landing Areas	X	C	C ²	X	X	X
Bed and Breakfast Inns , subject to Section 832	C	C	C	C	C	X
Bed and Breakfast Residences , subject to Section 832	C	C	C	C	C	C

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Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Bus Shelters , subject to Section 823	P	P	P	P	P	P
Campgrounds	C	C	C	C	C	C
Cemeteries , subject to Section 808	C	C	X	C	C	C
Churches , subject to Section 804	C	C	C	C	C	C ³
Commercial or Processing Activities that are in Conjunction with Farm or Forest Uses⁴	X	X	X	C	C	X
Composting Facilities , subject to Section 834	X	X	X	C	C	X
Conservation Areas or Structures for the Conservation of Water, Soil, Forest, or Wildlife Habitat Resources	P	P	P	P	P	P
Crematories , subject to Section 808	C	C	X	X	X	X
Daycare Facilities , subject to Section 807	C	C	C	C	C	C ⁵
Daycare Services, Adult	C	C	C	C	C	C ⁶
Dwellings, Detached Single-Family	P ⁷					
Dwellings, Two-Family , subject to Section 802	C ⁷	X	X	X	X	X
Energy Source Development	X	X	C	X	X	X
Farmers' Markets , subject to Section 840	A	A	A	A	A	A
Farm Uses, including⁴:						
Raising, harvesting, and selling crops	P	P	P ⁸	P	P	P
Feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees	X ⁹	P	X ⁹	P	P	P
Dairying and the sale of dairy products	X ⁹	P	X ⁹	P	P	P
Any other agricultural or horticultural use or animal husbandry or any combination thereof	X ⁹	P	X ⁹	P	P	P

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Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Preparation, storage, and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use	P	P	P ⁸	P	P	P
Propagation, cultivation, maintenance, and harvesting of aquatic, bird, and animal species that are under the jurisdiction of the Oregon Fish and Wildlife Commission, to the extent allowed by the rules adopted by the commission	X ⁹	P	X ⁹	P	P	P
Growing cultured Christmas trees	P	P	P ⁸	P	P	P
Fish or Wildlife Management Programs	X	X	X	P	P	P
Forest Practices , including the following operations conducted on or pertaining to forestland: reforestation of forestland, road construction and maintenance, harvesting of forest tree species, application of chemicals, disposal of slash, and removal of woody biomass	P ¹⁰	P ¹⁰	P	P ¹⁰	P ¹⁰	P ¹⁰
Fraternal Organization Lodges	C ¹¹					
Government Uses , unless such a use is specifically listed as a primary, accessory, conditional, or prohibited use in the applicable zoning district	C ¹¹					
Guest Houses and Studios , subject to Section 833	A	A	A	A	A	A
Guest Ranches and Lodges	X	X	C	X	X	X
Home Occupations , including bed and breakfast homestays, subject to Section 822 ¹²	A	A	A	A	A	A
Home Occupations to Host Events , subject to Section 806	C	C	C	C	C	C
Hydroelectric Facilities , subject to Section 829	C	C	C	C	C	C
Kennels	C ¹³	C ¹³	X	C ¹³	C ¹³	X
Livestock , subject to Section 821	P	X ⁹	A	X ⁹	X ⁹	X ⁹

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Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Manufactured Dwellings , subject to Section 824	P ⁷					
Marijuana Processing	X	X	X	X	X	X
Marijuana Production , subject to Section 841	X	X	X	P	P	X
Marijuana Retailing	X	X	X	X	X	X
Marijuana Wholesaling	X	X	X	X	X	X
Operations Conducted for the Exploration, Mining, or Processing of Geothermal Resources or Other Subsurface Resources	X	X	X	C	C	X
Produce Stands	A ¹⁴	A ^{14,15}				
Public Utility Facilities	C ^{11,16}					
Radio and Television Transmission and Receiving Towers and Earth Stations	C ^{11,17}					
Recreational Uses , including boat moorages, community gardens, country clubs, equine facilities, gymnastics facilities, golf courses, horse trails, pack stations, parks, playgrounds, sports courts, swimming pools, ski areas, and walking trails ¹⁸	C ¹¹	C ^{11,19}	C ¹¹	C ^{11,19}	C ^{11,19}	C ^{11,19}

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Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Recreational Uses, Government-Owned , including amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; equine facilities; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; horse trails; miniature golf, putting greens, and sports courts; pack stations; parks; picnic areas and structures; play equipment and playgrounds; nature preserves and wildlife sanctuaries; ski areas; tables and seating; and similar recreational uses ¹⁸	P ²⁰	P ²⁰	P ²⁰	P	P	P
Recreational Uses, Government-Owned Golf Courses ¹⁸	P ²⁰	P ²⁰	P ²⁰	P	P	P
Recreational Vehicle Camping Facilities , subject to Section 813	C ¹¹	X				
Sanitary Landfills and Debris Fills , subject to Section 819	X	X	X	C	C	X
Schools , subject to Section 805	C ²¹	C ²¹	C	C ²¹	C ²¹	C ²²
Signs , subject to Section 1010	A ²³					
Surface Mining , subject to Section 818	X	X	X	C	C	X
Telephone Exchanges	C ¹¹					
Temporary Buildings for Uses Incidental to Construction Work . Such buildings shall be removed upon completion or abandonment of the construction work.	A	A	A	A	A	A

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Use	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A	A	A	A	A
Transfer Stations , subject to Section 819	X	X	C	X	X	C
Utility Carrier Cabinets , subject to Section 830	P	P	P	P	P	P
Wireless Telecommunication Facilities listed in Subsections 835.04 and 835.05(A)(2) and (3), subject to Section 835	P	P	P	P	P	P
Wireless Telecommunication Facilities listed in Subsection 835.06(A), subject to Section 835	C	C	C	C	C	C

- ¹ An accessory kitchen is permitted only in a detached single-family dwelling or a manufactured dwelling. Only one accessory kitchen is permitted in each single-family dwelling or manufactured dwelling.
- ² Aircraft landing areas are permitted for use by emergency aircraft (fire, rescue, etc.) only.
- ³ This use is limited to alteration or expansion of a lawfully established church.
- ⁴ As used in Table 316-1, farm uses do not include marijuana production, marijuana processing, marijuana wholesaling, or marijuana retailing. See separate listings in Table 316-1 for these uses.
- ⁵ This use is limited to alteration or expansion of a lawfully established daycare facility.
- ⁶ This use is limited to alteration or expansion of a lawfully established adult daycare service.
- ⁷ Except as limited by Subsection 902.02, each lot of record may be developed with only one of the following: detached single-family dwelling, two-family dwelling (only if approved as a conditional use in the RA-1 District pursuant to Section 802), or manufactured dwelling.
- ⁸ This use is permitted only on lots larger than five acres.
- ⁹ Depending on the specific zoning district, livestock is either permitted as described under the use category of “farm uses” or is permitted as described under the use category of “livestock.”

- 10 For land inside the Portland Metropolitan Urban Growth Boundary, refer to Subsection 1002.03 regarding a development restriction that may apply if excessive tree removal occurs.
- 11 Uses similar to this may be authorized pursuant to Section 106, *Authorization of Similar Uses*.
- 12 A use may be permitted as a home occupation, subject to Section 822, even if such use is also identified in another use listing in Table 316-1.
- 13 The portion of the premises used shall be located a minimum of 200 feet from all property lines.
- 14 A produce stand shall be subject to the parking requirements of Section 1015, *Parking and Loading*.
- 15 In addition to selling produce grown on-site, a produce stand may sell agricultural products that are produced in the surrounding community in which the stand is located.
- 16 Public utility facilities shall not include shops, garages, or general administrative offices.
- 17 The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- 18 This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- 19 Equine facilities are a primary use, subject to the following standards and criteria:
 - a. The number of horses shall be limited to no more than one horse per acre or five horses in total, whichever is less. Horses owned by the operator of the equine facility, or owned by a 501(c)(3) organization and being temporarily fostered by the operator of the equine facility, do not count toward the maximum number of horses. The one-horse-per-acre standard shall be calculated based on the area of the lot of record or tract on which the equine facility is located.
 - b. Services offered at the equine facility, such as riding lessons, training clinics, and schooling shows, shall be provided only to the family members and nonpaying guests of the operator of the equine facility, the owners of boarded horses, or the family members and nonpaying guests of the owners of boarded horses.
- 20 Any principal building or swimming pool shall be located a minimum of 45 feet from any other lot in a residential zoning district.
- 21 Schools are prohibited within the areas identified as Employment, Industrial, and Regionally Significant Industrial on the Metro Region 2040 Growth Concept Map.
- 22 This use is limited to alteration or expansion of a lawfully established school.

²³ Temporary signs regulated under Subsection 1010.13(A) are a primary use.

316.04 DIMENSIONAL STANDARDS

- A. General: Dimensional standards applicable in the rural and future urban residential zoning districts are listed in Table 316-2, *Dimensional Standards in the Rural Residential and Future Urban Residential Zoning Districts*. As used in Table 316-2, numbers in superscript correspond to the notes that follow the table.
- B. Modifications: The standards in Table 316-2 may be modified pursuant to Sections 800, *Special Use Requirements*; 902, *Lot Size Exceptions*; 903, *Setback Exceptions*; 904, *Other Exceptions*; 1013, *Planned Unit Developments*; 1014, *Design Standards for Land Divisions*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

Table 316-2: Dimensional Standards in the Rural Residential and Future Urban Residential Zoning Districts

Standard	RA-1	RA-2	RR	RRFF-5	FF-10	FU-10
Minimum Lot Size ¹	1 acre ²	2 acres ²	2 acres	5 acres ^{2,3}	10 acres ^{2,3}	10 acres ³
Minimum Front Yard Depth	30 feet	30 feet	15 feet, except 20 feet to garage and carport motor vehicle entries ⁴	30 feet	30 feet	30 feet
Minimum Rear Yard Depth	30 feet ⁵	30 feet ⁶	15 feet	30 feet ⁶	30 feet ⁶	30 feet ⁶
Minimum Side Yard Depth	10 feet ⁷	10 feet	5 feet	10 feet	10 feet	10 feet
Maximum Lot Coverage	None	None	40 percent	None	None	None
Minimum Building Separation above 3,500 Square Feet in Elevation	None	None	20 feet between buildings with contiguous snow slide areas	None	None	None

¹ The minimum lot size standards, as modified pursuant to Sections 800, *Special Use Requirements*; 902, *Lot Size Exceptions*; 1013, *Planned Unit Developments*; 1014, *Design Standards for Land Divisions*; 1107, *Property Line Adjustments*; and 1205, *Variances*, apply to subdivisions, partitions, and property line adjustments. Notwithstanding the minimum lot size standard, a lot of record may be developed subject to other applicable standards of this Ordinance, except as limited by minimum lot size standards of Section 800 and Subsection 902.02.

- ² The minimum lot size inside the Portland Metropolitan Urban Growth Boundary shall be 20 acres. The 20-acre minimum lot size is applicable to a subdivision or partition, but not to a property line adjustment.
- ³ For the purpose of complying with the minimum lot size standard, lots with street frontage on County or public road rights-of-way may include the land area between the front lot line and the centerline of the road right-of-way.
- ⁴ For a corner lot located above 3,500 feet in elevation, the minimum depth of one of the front yards shall be 10 feet, except 20 feet to garage and carport motor vehicle entries.
- ⁵ The minimum rear yard depth for an accessory building shall be five feet.
- ⁶ The minimum rear yard depth for an accessory building shall be 10 feet.
- ⁷ The minimum side yard depth for an accessory building shall be five feet.

316.05 DEVELOPMENT STANDARD

Redevelopment of a manufactured dwelling park with a different use is subject to Subsection 825.03.

[Added by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16]