

314 FUTURE URBANIZABLE (FU-10) 10 ACRE DISTRICT (6/26/03)

314.01 PURPOSE

To preserve for future development at urban densities the Future Urbanizable areas of the County as defined in the Comprehensive Plan.

314.02 AREA OF APPLICATION

The FU-10 zone is applied to those areas designated as Future Urbanizable on the Clackamas County Comprehensive Plan Map.

314.03 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: (11/24/99)
 - 1. Raising, harvesting, and selling of crops.
 - 2. Feeding, breeding, selling, and management of livestock, poultry, furbearing animals, or honeybees.
 - 3. Selling of products of livestock, poultry, furbearing animals, or honeybees.
 - 4. Dairying and 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. Propagation or harvesting of a forest product. (11/24/99)
- D. Public and private conservation areas and structures for the conservation of water, soil, forest, or wildlife habitat resources. (11/24/99)
- E. Fish and wildlife management programs. (11/24/99)
- F. Bus shelters under the ownership and/or control of a city, county, state, or municipal corporation, subject to the provisions of Section 823. (11/24/99)

- G. Utility carrier cabinets; subject to Section 830. (11/24/99)
- H. Wireless telecommunication facilities listed in Subsections 835.04(B) and (C), subject to Section 835. (3/14/02)

314.04 ACCESSORY USES

- A. Home occupations, subject to the provisions of Section 822.
- B. Accessory buildings and uses customarily incidental to any of the primary uses.
- C. Roadside stands, when located on the same property as the principal use, permitted when selling only those agricultural products that are produced in the surrounding community in which the stand is located.
- D. Signs, as provided under Section 1010.
- E. A guest house, as defined in Section 202, subject to the provisions under Section 833.
- F. Bed and Breakfast Homestays, as defined in Section 200, subject to the major home occupation provisions under Section 822.

314.05 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)

314.06 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. Expansion of existing churches, subject to Section 804; (5/22/03)
 - 2. Expansion of existing schools, subject to Section 805; (5/22/03)
 - 3. Expansion of existing daycare facilities, subject to Section 807; (5/22/03)

4. Cemeteries, subject to Section 808; (5/22/03)
5. Service and recreational uses, excluding recreational vehicle camping facilities, subject to Section 813; (5/22/03)
6. Sanitary landfills, debris fills, and transfer stations, subject to Section 819; (5/22/03)
7. Hydroelectric facilities, subject to Section 829; (5/22/03)
8. Bed and breakfast residences, subject to Section 832; (5/22/03)
9. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835; (5/22/03)
10. Aircraft land uses, subject to Section 712 or 713; (5/22/03)
11. Public and private parks, campgrounds, playgrounds, recreational grounds, hiking and horse trails, pack stations, corals, boarding or riding stables, and other similar uses. (5/22/03)

314.07 PROHIBITED USES

- A. Structures and uses of land not specifically mentioned in this section.
- B. Outdoor advertising displays, advertising signs, or advertising structures, except as provided in Section 1010.
- C. Any division of land resulting in the creation of one or more parcels of land less than ten (10) acres, with the exception of Conditional Uses approved by the Hearings Officer. (6/26/03)
- D. Residential subdivisions.
- E. The use of a mobile home or residential trailer as a residence except (1) as specified in Subsection 314.03, or (2) within an approved pre-existing manufactured dwelling park, subject to the provisions of Section 825, or as specifically authorized under the provisions of Section 1204 for Temporary Permits. (11/24/99)
- F. Kennels.

314.08 DIMENSIONAL REQUIREMENTS

- A. Purpose. The provisions of this subsection are intended to:
 - 1. Provide for fire safety and protection of all structures;
 - 2. Protect the privacy and livability of dwellings and yard areas; and
 - 3. Preserve, within urban growth boundaries, large parcels of land for future development at urban densities.
- B. The minimum lot area per dwelling shall be ten (10) acres. (6/26/03)
- 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 the minimum rear and side yard setbacks of ten (10) feet.
- H. Bus shelters and roadside stands of no more than 100 square feet in size and not exceeding sixteen (16) feet in height need not observe front yard setback lines except when located on a corner lot, then as per Section 314.08(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. 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 modification is consistent with the purposes set forth under 314.08(A), and satisfies the criteria for a variance under Section 1205. (3/14/02)

314.09 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 future 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)