

308 RURAL AREA SINGLE FAMILY RESIDENTIAL DISTRICT (RA-2) (6/26/03)

308.01 PURPOSE

This section is adopted to provide for rural area homesites next to rural centers.

308.02 AREA OF APPLICATION

The RA-2 zoning district is applied to those areas designated as Rural on the Clackamas County Comprehensive Plan Map, and which have a general parcel size of two (2) acres or less; are significantly impacted by development; contain no natural hazards and the topography and soil conditions are well suited for the location of homes; have a public or private community water system available, and are in proximity or adjacent to a Rural Center or incorporated city. (7/15/81)

308.03 PRIMARY USES

- A. Agriculture, horticulture, greenhouses, nurseries, timber growing, grazing, and the raising of livestock and animals.
- B. One single family dwelling, residential home as defined in Section 202, or manufactured dwelling subject to the provisions of Section 824. (11/24/99)
- C. Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts, and similar recreational uses, all of a noncommercial nature, provided any principal building or swimming pool shall be located not less than forty-five (45) feet from any other lot in the residential district.
- D. Bus Shelters - under the ownership and/or control of a city, county, state or municipal corporation, subject to the provisions of Section 823.
- E. Utility carrier cabinets, subject to Section 830. (2/29/84)
- F. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835. (3/14/02)

308.04 ACCESSORY USES

- A. Accessory uses, buildings and structures customarily incidental to any primary use located on the same lot therewith.
- B. Home occupations, subject to the provisions of Section 822. (2/4/81)

- 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)

308.05 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)

308.06 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. Two-family dwellings, subject to Section 802; (5/22/03)
 - 2. Churches, subject to Section 804; (5/22/03)
 - 3. Schools, subject to Section 805, except as restricted by Subsection 308.07(D); (5/22/03)
 - 4. Daycare facilities, subject to Section 807; (5/22/03)
 - 5. Cemeteries and crematoriums, subject to Section 808; (5/22/03)
 - 6. Hospitals, subject to Section 809; (5/22/03)
 - 7. Service and recreational uses, subject to Section 813; (5/22/03)
 - 8. Surface mining, subject to Section 818; (5/22/03)

9. Sanitary landfills and debris fills, subject to Section 819; (5/22/03)
10. Hydroelectric facilities, subject to Section 829; (5/22/03)
11. Bed and breakfast residences or inns, subject to Section 832. (5/22/03)
12. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835; (5/22/03)
13. Kennels, provided that the portion of the premises used is located a minimum of 200 feet from all property lines; (5/22/03)
14. Aircraft landing areas, subject to Section 712 or 713. (5/22/03)

308.07 PROHIBITED USES

- A. Uses of structures and land not specifically permitted in Section 308 are prohibited in all RA-2 districts.
- B. Outdoor advertising displays, advertising signs, or advertising structures except as provided in Section 1010. (7/15/81)
- C. 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)
- D. 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)

308.08 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; and
 3. Protect the privacy and livability of dwellings and yard areas.
- B. Minimum Lot Size: Two (2) acres per dwelling unit except as restricted by Subsection 307.07(C). (1/30/03)
- C. Minimum Front and Rear Yard Setbacks: Thirty (30) feet.

- D. Minimum Side Yard Setback: Ten (10) feet.
- E. Minimum Setbacks for Accessory Structures: No accessory structures constructed after the effective date of this Ordinance 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.
- F. 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.
- G. 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 road 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.
- H. See Section 900 for exceptions to dimensional standards.
- I. 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 308.08(A), and satisfies the criteria for a variance under Section 1205. (3/14/02)

308.09 DEVELOPMENT STANDARDS

- A. All development shall be subject to the applicable provisions of Section 1000. (7/15/81)
- B. One (1) offstreet parking space located to the rear of the front yard setback line shall be provided for each dwelling unit.
- C. Offstreet parking for other permitted uses as specified in Section 1007.
- D. A property line adjustment may be granted pursuant to the provisions of Section 1020. (2/9/95)
- E. 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)