

SECTION 3.041. FARM RESIDENTIAL ZONE, FR 2

SECTION 3.041. FARM RESIDENTIAL, FR 2 ZONE. The Rural Residential Zone recognizes the existence of smaller lots outside of urban growth boundaries and allows the continuation of single family dwellings on small lots in areas where this development has been established. However, state policy discourages the expansion of small lot development outside of urban growth boundaries, and effective October 4, 2000, increased the minimum lot area for rural residential development to two acres. In an FR 2 Zone, the following regulations shall apply:

A. Uses Permitted Outright: In an FR 2 Zone, the following uses and their accessory uses are permitted outright.

1. Single-Family Dwelling on an individual lot, including a mobile home subject to requirements set forth in Section 4.110 of this ordinance.
2. Farming, subject to the restrictions on animals set forth in subsection C of this section, and excluding hogs or mink farms, livestock feed or sales yard and slaughter houses.
3. Utility facility necessary to serve the area and county.
4. Public park, recreation area, community or neighborhood center.
5. Other public uses or buildings necessary to serve the Farm residential needs for the area.

B. Conditional Uses Permitted: In an FR 2 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth by this section and Article (6) of this ordinance.

1. Golf Course.
2. Water supply and treatment facility.
3. Sewage disposal and treatment facility.

4. Solid waste disposal site and facility.
5. Two-family dwelling (duplex).
6. Operations for the exploration, mining and processing of geothermal resources as defined by subsection (4) of ORS 522.005, aggregate and mineral resources.
7. Home occupations subject to the limitations set forth in article (6) of this ordinance.
8. Training stable.
9. Veterinary clinic.
10. Air strip.
11. Dog Kennel.

C. Limitations on Uses: In Farm Residential two acre (FR 2) zone, the number of livestock and/or animals including cattle, horses, goats, sheep, swine, poultry, or fur bearing animals is subject to the density limitations listed in this section.

1. The primary intended use for properties zoned FR-2 is residential. The raising of livestock and/or animals in these zones shall be incidental to the primary use.
2. Livestock and/or Animal densities are as follows:
 - a. Cattle – two per acre, or
 - b. Horses, mules, donkeys, llamas – two animals per acre, or
 - c. Sheep or goats – six animals per acre, or
 - d. Emu – eight ratite per acre, or
 - e. Ostrich – four ratite per acre, or

f. Miniature cows, horses, mules and donkeys – four per acre, or

g. Swine – four swine per acre.

3. Cattle, horses, mules, donkeys, llamas, sheep, goats, emu and ostriches can not be kept on a site having an area of less than one-half acre.

4. All swine shall be confined to an area not less than 500 feet from any adjacent residential dwelling (not the property of the owner of the swine).

5. Animal density listed above for livestock, including cattle, horses, mules, donkeys, llamas, sheep, goats, emu and ostrich, also allows two offspring up to six months of age, per animal.

6. The number of colonies of bees allowed on a property shall be limited to one (1) colony for each 1,000 square feet of lot area.

7. Density for Poultry – twenty fowl per acre, and for fur-bearing animals (rabbits, mink, chinchillas, etc.) – twenty animals per acre. (MC-C-5-08)

D. Yard and setback requirements: In an FR 2 Zone, the following yard and setbacks shall be maintained:

1. The front setback shall be a minimum of 20 feet from a property line fronting on a local minor collector or marginal access street ROW, 30 feet from a property line fronting on a major collector ROW, and 80 feet from an arterial ROW unless other provisions from combining accesses are provided and approved by the County.

2. There shall be a minimum side yard of 10 feet for all uses, except in the case of a non-residential use adjacent to a residential use the minimum side yard shall be 20 feet.

3. The minimum rear yard shall be 10 feet.

E. Dimensional Standards: In an FR 2 Zone, the following dimensional standards shall apply:

1. Percent of lot coverage. The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty (30) percent of the total lot area.

2. Building Height. No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two stories or more than thirty (30) feet in height.

F. Off Street Parking and Loading: In an FR 2 Zone, the off-street parking and loading shall be provided in accordance with the provisions of Article 4.

G. Lot Size: The minimum average width of lots shall be 150 feet and have an area not less than 2 acres.

H. Transportation Impacts

1. Traffic Impact Analysis (TIA). In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. Heavy vehicles – trucks, recreational vehicles and buses – will be defined as 2.2 passenger car equivalents. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and, mitigation of the impacts. If the corridor is a State Highway, use ODOT standards. (MC-C-8-98)