

SECTION 3.051. SUBURBAN RESIDENTIAL 1A ZONE, SR-1A (OUTSIDE UGB)

SECTION 3.051. SUBURBAN RESIDENTIAL 1A ZONE, SR-1A. In a SR-1A Zone, the following regulations shall apply:

A. Procedures: All uses in a SR-1A Zone require submittal of a precise plot plan, zoning sign-off, building, siting and state permits as they apply.

B. Uses Permitted Outright. In an SR-1A Zone, the following uses and their accessory uses are permitted outright:

1. One single-family dwelling or manufactured home on an individual lot not less than one acre in size. Manufactured home on an individual lot not less than one acre in size. A manufactured home (M.H.) placed outside of a manufactured home subdivision or a mobile home park: shall:

- a. Be multi-sectional (double-wide or wider) and enclose a floor area of not less than 1,000 square feet;
- b. Be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than sixteen (16) inches of the enclosing material exposed above grade. Where the building site has a sloped grade no more than sixteen (16) inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the sixteen(16) inch limitation will not apply;
- c. Have a roof with a nominal pitch of three (3) feet in height for each twelve (12) feet in width;
- d. Have a garage or carport with exterior materials matching the manufactured home;
- e. Be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of

single family dwellings constructed under the State Building Code as defined in ORS 455.010; (Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement; additional manufacturers certification shall be required);

f. Not have bare metal siding or roofing;

g. Single-wide mobile homes that existed on or before April 24, 1996, shall not be subject to this section, (i.e., single-wide mobile homes will be "grandfathered" for the purposes of this section; single-wide mobile homes must meet all other requirements of Section 4.110 Minimum Standards for a Mobile Home).

2. Planned Unit Developments

C. Conditional Uses Permitted. In an SR-1 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6 (Conditional Uses).

1. Church, Schools or Colleges

2. Golf Course

3. Governmental structure, public park, playground, recreation building, fire station/emergency facilities

4. Utility facility, power lines, irrigation pipelines and ditches, pump stations and sewer and water treatment facilities

5. Home Occupations

6. Hospital, sanatorium, rest home for the aged, nursing home, and medical and dental clinics, subject to State and Federal regulations

7. Crop cultivation or farm and truck gardens, including plant nurseries

D. Limitations on Uses: In Suburban Residential 1A One Acre (SR-1A) 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 SR-1 is residential. The raising of livestock and/or animals in these zones shall be incidental to the primary use.

2. The number of chickens, fowl, and/or rabbits over the age of six months shall not exceed one (1) for each 500 square feet of property. The number of young chickens, fowl, and/or rabbits (under the age of six months) allowed on the property at any time shall not exceed three (3) times the allowable number of chickens, fowl, and/or rabbits over the age of six months. Livestock and/or Animals 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

g. Swine – (permitted only for 4-H and/or FFA projects and limited to two 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. 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.

5. Livestock, animals, ratite, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. Animal feed shall be stored in rodent-proof receptacles.

6. No other livestock and/or animals except for domestic dogs or cats are permitted in this zone.

7. 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.

8. Density for Poultry – twenty fowl per acre, and for Fur-bearing animals (rabbits, mink, chinchillas, etc.) – twenty per acre.(MC-C-5-98)

E. Lot Size. In an SR-1A Zone all lots shall be at least one acre in size.

F. Dimensional Standards and Setback Requirements. In an SR-1A Zone the following requirements shall apply:

1. Percent of Coverage. The dwelling unit and accessory buildings on any building site or lot shall not cover more than thirty percent (30%) of the lot area.

2. Front Yards. Front yards shall not be less than twenty (20) feet deep.

3. Side Yards. There shall be a minimum side yard of ten (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 twenty (20) feet.

4. Rear Yards. A rear yard shall be a minimum of ten (10) feet.

5. Building Height. No building or structure, nor the enlargement or any building or structure, shall be hereafter erected to exceed two and one-half stories or more than thirty-five (35) feet in height, except hospitals, public schools or churches, which may be

increased in height to three stories or forty-five (45) feet.

6. Lot Width. The width of any lot shall be a minimum of 150 feet.

7. Vision Clearance. On corner lots there shall be a minimum of twenty (20) feet, except as otherwise set forth in Section 4.030, Measurement of Clear Vision Area.

8. The minimum lot frontage on a public street or private roadway shall be 50 feet, except that a flag lot frontage may be reduced to the width of a required driveway but no less than 20 feet and except for a cul de sac, where the frontage may be reduced to 30 feet.

G. Off-Street Parking and Loading. In an SR-1A Zone off-street parking and loading shall be in accordance with the provisions of Section 4.040, 4.050 and 4.060 of the Zoning Ordinance. (MC-C-4-92)

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)