

314 FUTURE URBAN 10-ACRE DISTRICT (FU-10)

[The title of Section 314 changed by Ord. ZDO-224, 5/31/11]

314.01 PURPOSE

Section 314 is adopted to implement the goals and policies of the Comprehensive Plan for Future Urban areas.

[Amended by Ord. ZDO-224, 5/31/11]

314.02 AREA OF APPLICATION

The Future Urban 10-Acre District is applied to those areas designated as Future Urban by Chapter 4 of the Comprehensive Plan.

[Amended by Ord. ZDO-224, 5/31/11]

314.03 PRIMARY USES

The following are primary uses in the Future Urban 10-Acre District:

- A. One detached single-family dwelling, residential home, or manufactured dwelling. A manufactured dwelling shall be subject to Section 824;
- B. Current employment of land for general farm uses including:
 - 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; and
 - 7. Any other agricultural use, horticultural use, animal husbandry, or any combination thereof;
- C. Propagation or harvesting of a forest product. Inside the Portland Metropolitan Urban Growth Boundary, refer to Subsection 1002.04 regarding a development restriction that may apply if excessive tree removal occurs;

- D. Public and private conservation areas and structures for the conservation of water, soil, forest, or wildlife habitat resources;
- E. Fish and wildlife management programs;
- F. Bus shelters under the ownership and/or control of a city, county, state, or municipal corporation, subject to the provisions of Section 823;
- G. Utility carrier cabinets, subject to Section 830; and
- H. Wireless telecommunication facilities listed in Subsections 835.04(B) and (C), subject to Section 835.

[Amended by Ord. ZDO-224, 5/31/11]

314.04 ACCESSORY USES

- A. The following are accessory uses in the Future Urban 10-Acre District:
- B. Uses and structures customarily accessory and incidental to a primary use;
- C. Produce stands, which in addition to selling produce grown on site, may sell agricultural products that are produced in the surrounding community in which the stand is located;
- D. Signs, subject to Section 1010;
- E. Guest houses, subject to Section 833;
- F. Home occupations, including bed and breakfast homestays, subject to Section 822;
- G. Solar energy systems;
- H. Rainwater collection systems; and
- I. Electric vehicle charging stations for residents and their nonpaying guests.

[Amended by Ord. ZDO-224, 5/31/11]

314.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Director may approve the following use in the Future Urban 10-Acre District, pursuant to Subsection 1305.02:

- A. Wireless telecommunication facilities listed in Subsections 835.05(A)(2) and (3), subject to Section 835.

[Amended by Ord. ZDO-224, 5/31/11]

314.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Future Urban 10-Acre District, pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800.
1. Expansion of existing churches, subject to Section 804;
 2. Expansion of existing schools, subject to Section 805;
 3. Expansion of existing daycare facilities, subject to Section 807;
 4. Cemeteries, subject to Section 808;
 5. Service and recreational uses, excluding recreational vehicle camping facilities, subject to Section 813;
 6. Sanitary landfills, debris fills, and transfer stations, subject to Section 819;
 7. Hydroelectric facilities, subject to Section 829;
 8. Bed and breakfast residences, subject to Section 832;
 9. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835;
 10. Aircraft land uses;
 11. Public and private parks, campgrounds, playgrounds, recreational grounds, hiking and horse trails, pack stations, corrals, boarding or riding stables, and other similar uses; and
 12. Home occupations to host events, subject to Section 806.

[Amended by Ord. ZDO-224, 5/31/11]

314.07 PROHIBITED USES

The following are prohibited uses in the Future Urban 10-Acre District:

- A. Uses of structures and land not specifically permitted;
- B. Any division of land resulting in the creation of one or more parcels of less than 10 acres in size, except as modified by Subsection 902.01(B)(4);
- C. Residential subdivisions;

- D. The use of a residential trailer as a dwelling, except within a lawfully established pre-existing manufactured dwelling park or as authorized under Section 1204; and
- E. Kennels.

[Amended by Ord. ZDO-224, 5/31/11]

314.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards 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. Minimum Lot Size: New lots of record shall be a minimum of 10 acres in size, except as modified by Subsection 902.01(B)(4). For the purpose of complying with the minimum lot size standard, lots that 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.
- C. Minimum Front Yard Setback: 30 feet; however, there shall be no minimum front yard setback for bus shelters and produce stands of no more than 100 square feet in area and no more than 16 feet in height.
- D. Minimum Rear Yard Setback: 30 feet; however, accessory structures shall have a minimum rear yard setback of 10 feet.
- E. Minimum Side Yard Setback: 10 feet.
- F. Scenic Roads: Structures built on lots adjacent to roads designated as scenic on Comprehensive Plan Map V-5, *Scenic Roads*, should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer area.
- G. Exceptions: Dimensional standards are subject to modification pursuant to Section 900.
- H. Variances: The requirements of Subsections 314.08(C) through (E) may be modified pursuant to Section 1205.

[Amended by Ord. ZDO-224, 5/31/11]

314.09 DEVELOPMENT STANDARDS

- A. General: Development is subject to the applicable provisions of Sections 1000 and 1100.
- B. Partitions: A partition shall be approved only if the proposed locations of improvements, including easements, dedications, structures, wells, and on-site sewage disposal systems are consistent with the orderly future development of the property at appropriate urban densities on the basis of the criteria in Subsection 301.02.
- C. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.

[Amended by Ord. ZDO-224, 5/31/11]