

**307 RURAL AREA RESIDENTIAL 1-ACRE DISTRICT (RA-1)**

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307.01 PURPOSE

Section 307 is adopted to implement the policies of the Comprehensive Plan for Unincorporated Community Residential areas.

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

307.02 AREA OF APPLICATION

Property may be zoned Rural Area Residential 1-Acre District when the site has a Comprehensive Plan designation of Unincorporated Community Residential and the criteria in Section 1202 are satisfied.

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

307.03 PRIMARY USES

The following are primary uses in the Rural Area Residential 1-Acre District:

- A. Agriculture, horticulture, greenhouses, nurseries, and timber growing. Inside the Portland Metropolitan Urban Growth Boundary, refer to Subsection 1002.04 regarding a development restriction that may apply if excessive tree removal occurs;
- B. Livestock, subject to Section 821;
- C. One detached single-family dwelling, residential home, or manufactured dwelling. A manufactured dwelling shall be subject to Section 824;
- D. Public parks, playgrounds, recreational and community buildings and grounds, community gardens, public golf courses, tennis courts, and similar recreational uses, all of a noncommercial nature, provided that any principal building or swimming pool shall be located a minimum of 45 feet from any other lot in the residential district;
- E. Bus shelters under the ownership and/or control of a city, county, state, or municipal corporation, subject to Section 823;
- F. Utility carrier cabinets, subject to Section 830; and
- G. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835.

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

307.04 ACCESSORY USES

The following are accessory uses in the Rural Area Residential 1-Acre District:

- A. Uses and structures customarily accessory and incidental to a primary use;
- B. Home occupations, including bed and breakfast homestays, subject to Section 822;
- C. Produce stands, subject to the parking requirements of Section 1015;
- D. Signs, subject to Section 1010;
- E. Guest houses, subject to Section 833;
- F. Solar energy systems;
- G. Rainwater collection systems;
- H. Electric vehicle charging stations for residents and their nonpaying guests; and
- I. Family daycare providers.

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

307.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR

The Planning Directory may approve the following use in the Rural Area Residential 1-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]

307.06 CONDITIONAL USES

- A. The Hearings Officer may approve the following conditional uses in the Rural Area Residential 1-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. Two-family dwellings, subject to Section 802;
  - 2. Churches, subject to Section 804;
  - 3. Schools, subject to Section 805, except as restricted by Subsection 307.07(C);

4. Daycare facilities, subject to Section 807;
5. Cemeteries and crematoriums, subject to Section 808;
6. Service and recreational uses, subject to Section 813;
7. Surface mining, subject to Section 818;
8. Sanitary landfills and debris fills, subject to Section 819;
9. Hydroelectric facilities, subject to Section 829;
10. Bed and breakfast residences and inns, subject to Section 832;
11. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835;
12. Kennels, provided that the portion of the premises used is located a minimum of 200 feet from all property lines; and
13. Home occupations to host events, subject to Section 806.

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

#### 307.07 PROHIBITED USES

The following are prohibited uses in the Rural Area Residential 1-Acre District:

- A. Uses of structures and land not specifically permitted;
- B. 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; and
- C. Schools within the areas identified as Employment, Industrial, and Regionally Significant Industrial on the Metro Region 2040 Growth Concept Map.

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

#### 307.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to:
  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: New lots of record shall be a minimum of one acre in size, except as restricted by Subsection 307.07(B) or as modified by Section 902 or 1013.
- C. Minimum Front Yard Setback: 30 feet.
- D. Minimum Side Yard Setback: 10 feet; however, accessory structures shall have a minimum side yard setback of five feet.
- E. Minimum Rear Yard Setback: 30 feet; however, accessory structures shall have a minimum rear yard setback of five feet.
- F. Scenic Roads: Structures built on lots adjacent to roads designated as scenic on Map V-5 of the Comprehensive Plan 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 307.08(B) through (E) may be modified pursuant to Section 1205.

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

307.09 DEVELOPMENT STANDARDS

- A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100.
- B. Parking: One off-street parking space located behind the front yard setback line shall be provided for each dwelling unit.
- C. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03.