

ARTICLE 7.00  
R-2 RURAL RESIDENTIAL USE ZONE  
(Ordinance 2024-03)

7.01 PURPOSE

The Rural Residential Zone is intended to provide minimum standards for development of residential uses in those areas designated on Zoning maps as Rural Residential. Development shall be in accord with Rural Residential Land Use Plan classification provisions.

7.02 PERMITTED USES

The following uses may be established in an R-2 Zone:

1. Any use permitted outright in an R-1 Zone.

7.03 ADMINISTRATIVE USES

The following uses may be established in an R-2 Zone:

1. Any use permitted administratively in an R-1 Zone.

7.04 CONDITIONAL USES

The following uses may be established in an R-2 Zone as conditional uses subject to the approval of the Planning Commission County review under Article 24.03 Quasi-Judicial land use decision, the applicable standards in Article 21.00 Conditional Uses, Section 20.10 Site Plan Requirements and Section 20.11 Off-Street Parking and Loading requirements:

1. Cemetery.
2. Schools, parks, or playgrounds.
3. Golf course.
4. Grange hall, community center or church.
5. Geothermal exploration and development.
6. Aggregate and mineral exploration, mining and processing.
7. Utility facilities.
8. Other public buildings or facility.
9. Radio or television transmitter or tower.
10. Home occupations subject to Section 21.07 2.

11. Planned unit development
12. Commercial activities undertaken in conjunction with farm use.
13. Water bottling facilities.
14. One accessory dwelling unit (ADU).
  1. Subject to the following:
    - A. The lot or parcel is two (2) acres or greater in size;
    - B. One single-family dwelling is sited on the lot or parcel which is not subject to an order declaring it a nuisance or subject to any pending action under ORS 105.550 to 105.600;
    - C. If the lot or parcel is in an area identified on a statewide map of wildfire risk described in ORS 477.490 as within the wildland-urban interface, the lot or parcel and accessory dwelling unit will comply with any applicable minimum defensible space requirements for wildfire risk reduction established by the State Fire Marshal under ORS 476.392 and any applicable local requirements for defensible space established by a local government pursuant to ORS 476.392;
    - D. If no statewide map of wildfire risk has been adopted or if the lot or parcel is not in an area identified on a statewide map of wildfire risk described in ORS 477.490 as within the wildland-urban interface, the accessory dwelling unit will comply with the provisions of any applicable local requirements for defensible space established by a local government pursuant to ORS 476.392 and the accessory dwelling unit will have adequate access for firefighting equipment, safe evacuation and staged evacuation areas ; and
    - E. A site plan drawn to scale will be submitted that identifies the property lines of the subject property, the location of the existing dwelling, the location of the proposed accessory dwelling unit, the distance between the existing dwelling and the proposed accessory dwelling unit, the distance from the proposed accessory dwelling unit to all property lines and the square footage of the proposed accessory dwelling unit.
  2. In the event approval is granted, the following standards and limitations shall apply:
    - A. The accessory dwelling unit cannot be located more than 100 feet from the existing dwelling.
    - B. The accessory dwelling unit is limited to 900 square feet of useable floor space.

- C. The accessory dwelling unit will comply with all applicable state laws relating to water supply, sanitation and wastewater disposal.
- D. The accessory dwelling unit cannot be utilized for vacation rental occupancy.
- E. The lot or parcel cannot be subdivided or partitioned so that the existing single-family dwelling is situated on a different lot or parcel than the accessory dwelling unit.
- F. The lot or parcel is served by a fire protection service provider with professionals who have received training or certification described in ORS 181A.410.

#### 7.05 MINIMUM LOT SIZE

The lot size in the R-2 Zone shall be two acres where Oregon Department of Environmental Quality subsurface sewage disposal approval can be obtained; or where public services such as public access, and public water supply or public sewer already exist or are needed to avoid an identified public health hazard.

#### 7.06 DEVELOPMENT & FIRE SITING STANDARDS

Development and Fire Siting standards in the R-2 Zone shall be the same as standards in the R-1 Zone.