

**ARTICLE 51.00
MEDICAL SPRINGS-PONDOSA
RURAL CLUSTER DEVELOPMENT ZONE**

51.01 PURPOSE

The purpose of the Medical Springs-Pondosa Rural Cluster Development Zone is to provide for a specific amount and type of development to occur at these two rural centers.

51.02 BOUNDARIES

The Medical Springs rural center is described as Twp. 6S, Range 41 EWM, Section 25, Tax Lot 3701, about 63.91 acres. The Pondosa rural center is described as Twp. 6S, Range 41 EWM, Section 25C, part of Tax Lot 300 (excluding the southeast quarter of the southwest quarter of Sec. 25), about 87.89 acres, and Tax Lots 100, 200, 301 and 600.

51.03 PERMITTED USES

The following uses are permitted outright in the Medical Springs-Pondosa Rural Cluster Development Zone:

1. Any permitted use in an R-1 Rural Center Zone per Section 6.02.

51.04 CONDITIONAL USES

The following uses may be established in the Medical Springs-Pondosa Rural Cluster Development Zone subject to Article 21.00 review requirements and Section 24.03 review procedure:

1. Any conditional use in an R-1 Rural Center Zone per Section 6.03.

51.05 MAXIMUM PARCEL DEVELOPMENT

The following number of lots or parcels listed is the maximum number that can be created within each rural center following adoption of this ordinance:

1. Medical Springs rural center can create (8) eight new lots or parcels that can accommodate (6) six new dwellings (two of the new parcels could include one or more existing structures).

2. That part of Tax Lot 300 in the Pondosa rural center, about 87.89 acres, can create eight (8) new lots or parcels that can each accommodate a new dwelling per Section 51.03 above and an additional lot for fire station purposes. Four (4) lots or parcels can be located in the north half and five (5) lots or parcels can be located in the south half of the above described property.
3. The remaining properties in the Pondosa rural center (Tax Lots 100, 200, 301 and 600) shall not be further partitioned or subdivided.

51.06 DEVELOPMENT STANDARDS

The following development standards shall apply to all development in the Medical Springs-Pondosa Rural Cluster Development Zone:

1. Residential development is limited to wood frame construction or a manufactured home meeting the following standards:
 - A. The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
 - B. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade.
 - C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.
 - D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.
 - E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.
 - F. The manufactured home shall have a garage or carport constructed of like materials. A jurisdiction may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construct of immediately surrounding dwellings.

2. Irrigation ditch access for ditch maintenance will be maintained and so recorded as new parcels are created and new ditch crossings will include appropriately sized culverts to meet or exceed ditch carrying capacity.
3. New residences on lots or parcels bordering the Pondosa rural center east boundary will be set back 100 feet.
4. All structures shall be set back from property lines a minimum of 20 feet front yard, 10 feet back yard, and 5 feet side yards, except that on a corner lot the side yard on the street side shall be a minimum of 20 feet.
5. The highest floor of a permanently or temporarily occupied dwelling shall not exceed thirty-five (35) feet.
6. Minimum lot width shall be 100 feet.
7. The minimum lot depth shall be 100 feet.
8. Animals other than cats, dogs and other domestic pets shall be provided at least 10,000 square feet of area and shall be limited to the following density per 10,000 square feet:
 - A. One (1) horse, cow or pig.
 - B. Five (5) sheep or goats.
 - C. Twenty-four (24) chickens or rabbits.
 - D. A nursing horse or cow up to 200 days of age, or a sheep or goat up to 100 days, shall not be considered in calculating the number of allowable animals.
9. Parking space shall be in accord with Section 20.11 of this ordinance.
10. Standards for signs in the R-1 Zone shall be the same as Section 2.05 6.
11. The Pondosa rural center will be partitioned or subdivided with a single access extending from Oregon Highway 203 without creating new individual driveways from the highway.

51.07 FINDINGS

1. The Medical Spring - Pondosa Rural Center Plan classification was originally adopted on April 11, 1979. The boundaries and specific zoning (R-1 Rural Center Zone) were adopted on November 2, 1983.

2. A proposed development application in 1994 raised the issue whether the subject area zoning was appropriate.
3. Development proposals have twice been appealed to the Oregon Land Use Board of Appeals which have resulted in considerable friction within the community.
4. Area residents participated in a mediation process which resulted in the creation of the Medical Springs - Pongosa Rural Cluster Development Zone.
5. The maximum number of developable lots or parcels was the core element in the mediated solution, therefore would require a similar successful mediated solution before it could be amended.
6. Boundary line adjustments between lots and parcels are available overtime as long as no new lots or parcels or residential development opportunities result beyond those identified in the Medical Spring - Pongosa Rural Cluster Development Zone.