

ARTICLE 7.00

R-2 RURAL RESIDENTIAL USE ZONE

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 CONDITIONAL USES

The following uses may be established in an R-2 Zone as conditional uses subject to the approval of the Planning Commission:

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
11. Planned unit development

12. Commercial activities undertaken in conjunction with farm use.
13. One manufactured dwelling in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident.
 - A. The manufactured dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling.
 - B. The permit authorizing such manufactured homes shall be reviewed every two years. When the hardship ends, the temporary dwelling shall be removed.
 - C. As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirmed person or persons.
 - D. Each application for a temporary hardship dwelling shall include a Letter to Primary Care Provider and Certificate by Primary Care Physician. Biannual review requires the applicant to complete and submit a new Certificate by Primary Care Physician to the County Planning Department.
14. Water bottling facilities

7.04 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 the minimum lot size shall be 20,000 square feet.

7.05 DEVELOPMENT STANDARDS

Development standards in the R-2 Zone shall be the same as standards in the R-1