

Lane Code
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(3) Public and semi public buildings shall provide and maintain a minimum of one off-street parking space for each one thousand square feet of building floor area. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.125-36 Signs.

Signs and nameplates may be installed as follows:

(1) One nameplate not exceeding six square feet in area for each dwelling unit, indicating the name of the homesite or the name of the occupant.

(2) One sign not exceeding thirty-five square feet in area for buildings other than dwellings; provided that such sign shall be attached to and parallel with the front wall of the building.

(3) One sign not exceeding six square feet in area, pertaining to the sale or rental of property. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.125-42 Area.

(Also see LC 10.300-20).

(1) Size of Lot.

(a) Residential lots and lots for governmental buildings shall have a minimum average width of eighty feet and a minimum area of eight thousand square feet, except that where a lot has an average width of less than eighty feet and an area of less than eight thousand square feet as of May 31, 1949, such lot may be occupied by a single-family residence.

(b) Lots for other uses as specified under LC 10.125-10(2) and (3) shall have a minimum width of two hundred feet and a minimum area of one acre.

(2) Percent of Coverage. The main building and accessory buildings located on any building site or lot shall not cover in excess of thirty percent of the lot area. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

RURAL RESIDENTIAL DISTRICT (RR)

10.130-05 Purpose.

The Rural Residential District is intended to provide opportunities for persons who desire to live in a rural neighborhood setting. This district may be applied to rural communities, rural service centers, minor or major development centers and other rural neighborhoods in the more isolated portions of Lane County, as more specifically provided in LC 10.130-42 below. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-76, 4.7.76)*

10.130-10 Permitted Buildings and Uses.

In the RR District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter:

(1) One single-family dwelling or two-family dwelling per lot or one mobile home per lot.

(2) Guest house.

(3) General farming, including the growing and raising of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, and similar food and fibre products.

(4) The raising, tending or breeding of cattle, horses, sheep, goats, or bees, poultry, fur-bearing animals and swine for the purpose of personal domestic use; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock sales yard, slaughter house, or animal by-product business. Such use shall include, but not be limited to, the raising of animals for shows, competitions, or projects

sponsored or directed by a school club, or other social or educational organization provided that:

(a) Cows, horses, sheep, goats or swine cannot be kept on lots having an area of less than one acre. The minimum area for the keeping or raising of such animals (other than their young under the age of six months) on less than five acres shall be as follows:

Horse	One per acre, plus one additional for every 15,000 square feet.
Cow	One per acre, plus one additional for every 10,000 square feet.
Goat or sheep.....	Five per acre, plus one additional for every 2,000 square feet.
Swine.....	One per acre.

(b) The number of chickens, fowl and/or rabbits (over the age of six months) shall not exceed one for each 500 square feet of property. The number of young chickens, fowl and/or rabbits (under the age of six months) allowed on the property at any one time shall not exceed three times the allowable number of chickens, fowl and/or rabbits over the age of six months.

(c) The number of colonies of bees allowed on a lot shall be limited to one colony for each 2,000 square feet of lot area.

(d) Animal runs, stables, barns, corrals of less than one-half acre, chicken or fowl pens, and colonies of bees shall be located on the rear half of the property, but not closer than 70 feet from the front property line nor closer than 40 feet from any residence or other property line.

(e) Animals, chickens, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal and poultry food shall be stored so as to be rodent-proof.

When an RR District is reclassified to another district, all those animal uses in LC 10.130-10(4) above, shall be required to comply with the requirements of said district for such land uses with a period of six months from the date of reclassification.

(5) Home occupations (see LC 10.340 for Home Occupation provisions).

(6) Public and semipublic buildings and structures essential to the physical and economic welfare of an area, such as fire stations, substations, pump stations and wells, provided that interior yards for these uses shall be a minimum of 25 feet and no stockpiling or storage of materials shall be allowed.

(7) Accessory buildings and uses customarily provided in conjunction with a use permitted in this district.

(8) Kennel, provided the following conditions are satisfied:

(a) The maximum number of dogs over four months age shall be five.

(b) For more than three dogs over four months of age, there shall be at least 5,000 square feet of lot area for each dog on the lot.

(c) All kennel structures and fenced runs accommodating a total of more than three dogs over four months of age shall be maintained at least 100 feet from an adjoining property.

(d) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.

(9) Transportation facilities and uses as specified in LC 10.500-15(1) through (13). *(Revised by Ordinance No. 13-72, Effective 7.21.72; 17-73, 1.16.74; 3-76, 4.7.76; 10-04, 6.4.04)*

10.130-15 Conditional Uses.

The following conditional uses, subject to a conditional use permit granted pursuant to the general provisions of this chapter providing for the granting of conditional use permits (LC 10.320):

- (1) Churches.
- (2) Lodges and grange halls.
- (3) Public and private schools.
- (4) Parks, playgrounds or community centers.
- (5) Electric transmission facilities transmitting electric current in excess of 75,000 volts on any single cable or line or group of cable or lines.
- (6) Radio and TV transmission towers.
- (7) Cemeteries.
- (8) Golf courses.
- (9) Stables, riding academies and commercial riding.
- (10) Mobile home parks.
- (11) Penal farms.
- (12) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.
- (13) Sewage treatment facilities.
- (14) Transportation facilities and uses as specified in LC 10.500-15(14) through (17).
- (15) Other uses not specifically authorized any place in this chapter. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-76, 4.7.76; 11-78, 8.11.78; 10-04, 6.4.04)*

10.130-21 Height.

(Also see LC 10.300-10.) No building or structure, nor the enlargement of any building or structure, shall be hereafter erected to exceed two and one-half stories or more than 35 feet in height, except hospitals, public schools or churches, which may be increased in height to three stories or 45 feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.130-23 Setback Requirements.

(Also see LC 10.300-15 and 15.065-.095.)

- (1) Front yard setback shall be 20 feet.
- (2) Side yard setback shall be as follows:
 - (a) Interior yard -- 15 feet.
 - (b) Street side yard -- 20 feet.
- (3) Rear yard setback shall be 20 feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 6-75, 3.26.75; 3-76, 4.7.76)*

10.130-28 Vision Clearance.

Vision clearance for corner lots shall be a minimum of 15 feet. *(Revised by Ordinance No. 13-72, Effective 7.21.72; 3-76, 4.7.76)*

10.130-35 Off-Street Parking.

There shall be at least one permanently reserved parking space, or a private garage on the same lot or attached to or made a part of the main building. Such parking space shall be not less than eight feet wide and 18 feet long. The parking space or garage shall be provided at the time of the erection of the main building, and it shall have adequate provisions for ingress and egress by standardized automobiles. For parking space requirements for buildings other than dwellings, see the general Off-Street Parking Section (LC 10.300-05). *(Revised by Ordinance No. 13-72, Effective 7.21.72)*

10.130-36 Signs.

Signs and nameplates may be installed as follows:

- (1) One nameplate not exceeding one and one-half square feet in area for each dwelling unit, indicating the name of the occupant or identifying the home occupation in the case of LC 10.130-10(5) above.
- (2) One sign not exceeding 12 square feet in area for buildings other than dwellings.
- (3) One sign not exceeding six square feet, pertaining to the sale or rental of property; provided that such sign shall be attached to and parallel with the front wall of the building.
- (4) One sign not exceeding 18 square feet in area will be allowed on a tract of land advertising the sale of the property, subject to approval of the Planning Department.
- (5) Subdivision and directional signs. (See LC 10.345 for permit provisions.)

(Revised by Ordinance No. 13-72, Effective 7.21.72)

10.130-42 Area.

(Also see LC 10.300-20.)

- (1) The minimum area for the division of land zoned Rural Residential after April 7, 1976 shall be one, two or five acres and the zone shall be identified and designated as RR-1, RR-2 or RR-5 respectively.

- (a) Parcel sizes must be a minimum of five acres for land within or adjacent to rural service centers, minor development centers or major development centers designated in the Comprehensive Plan for Lane County which are planned for urban level development.

- (b) Parcel sizes must be a minimum of two acres for land within or adjacent to rural service centers, minor development centers or major development center where urban level development is not planned.

- (c) Parcel sizes may be a minimum of one acre for land described in LC 10.130-42(1)(b) above, where the land is served with a community water supply acceptable to Lane County.

- (d) Parcel sizes must be a minimum of five acres when the Rural Residential District is applied to rural residential areas isolated from services and development centers.

- (2) The minimum area for the division of land zoned Rural Residential prior to April 7, 1976 shall be based upon the Lane County Soils Survey, as may be amended, conducted under supervision and/or correlation by the Soil Conservation Service, US Department of Agriculture. It is the further intent of this district that soils classifications not included in this subsection are generally considered not suitable for development and therefore not appropriate for this district. Minimum lot areas shall be as follows:

- (a) One acre for the following soils classifications:

MAP SYMBOL

11A	235B
31A	260A
81A	335A
205C	380B
215	385A
230B	395A

- (b) Five acres for the following soils classifications, with reductions to no less than one acre permissible as approved by the Water Pollution Control Division,

after consultation with County soil science personnel, upon site inspection and soils analysis of the subject property:

MAP SYMBOL

4A	469C (2-12% slope)
10A	470S (0-15% slope)
30A	480B (3-12% slope)
72K (0-15% slope)	481C (12-15% slope)
80A	484D (3-15% slope)
150A	486S (0-15% slope)
206D	490B
214B	481C (12-15% slope)
215D	510
230B	511
231C	512
255C	
256D	515S (0-15% slope)
270A	550B (2-12% slope)
330B	551C (12-15% slope)
407B	560S (0-15% slope)
420B	567S (0-15% slope)
421C (12-15% slope)	570S (0-15% slope)
436C (7-12% slope)	575C (2-15% slope)
460S (0-15% slope)	585S (0-15% slope)
461K (0-15% slope)	

- (c) Five acres for the following soils classifications:

MAP SYMBOL

166B	238F (20-25% slope)
203A	256D (15-25% slope)
206D (12-25% slope)	322A
216D (12-25% slope)	330A
232D (12-25% slope)	331C (8-16% slope)
237D (12-25% slope)	335B
351A	486 (15-25% slope)
360B	491C (15-20% slope)
405C (15-25% slope)	510B (12-25% slope)
421C (15-20% slope)	511C (12-25% slope)
422E (20-25% slope)	512D (12-25% slope)
460S (15-25% slope)	515S (12-25% slope)
461K (15-25% slope)	551C (15-25% slope)
470S (15-25% slope)	552E (15-25% slope)
474E (12-25% slope)	570S (15-25% slope)
481C (15-25% slope)	576K (15-25% slope)
482E (15-25% slope)	585S (15-25% slope)
484D	670S (15-25% slope)

The soils classifications in LC 10.130-42(2)(c) above shall assume the requirements of LC 10.130-42(2)(b) above upon the availability of a public or group sewage disposal system as approved by the Water Pollution Control Division.

Any proposed lot area with more than one soils classification covering the lot or soils series not classified above shall be reviewed by the Water Pollution Control Division after consultation with County soil science personnel, for determination of the appropriate area requirements. Considerations in determining appropriate lot sizes shall

include, but not necessarily be limited to, the severity of the slope, potential flood and other natural hazards, stability for foundations as well as suitability for subsurface sewage disposal.

(3) A special exception to the minimum area requirements of this section may be approved in accordance with LC 10.350, "Special Exceptions to Minimum Area Requirements." (*Revised by Ordinance No. 13-72, Effective 7.21.72; 3-76, 4.7.76; 9-76, 8.22.76; 17-78, 9.27.78*)

10.130-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.130-05 through -42 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. (*Revised by Ordinance No. 4-02, Effective 4.10.02*)

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ARE RESERVED FOR FUTURE EXPANSION