

ARTICLE 8

(5R) Rural Residential-5

SECTION 3.8.000 Purpose

The Rural Residential-5 classification is intended to provide for low density rural homesites in an open space environment in order to encourage the continued existence of rural family life. The 5R zone is also intended to provide a transition from more intense residential development to the agriculture, timber and open space areas of the County. The zone may be applied to areas committed to nonresource use or reserved for rural residential expansion at this density, as specifically provided in the Douglas County Comprehensive Plan.

SECTION 3.8.050 Permitted Uses

In the 5R Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance:

1. One single-family dwelling.
2. Buildings accessory to a single-family dwelling such as garages, storerooms, woodsheds, laundry, playhouses, greenhouses, hobby shop, animal or fowl shelter, or similar and related accessory uses provided the structure does not exceed 1,500 square feet in size.
3. Additional single-family dwellings, to provide residence for an immediate family member or members of the owner, provided that a minimum average density of five acres per dwelling shall be maintained, and proper sanitation approvals are obtained.
4. Farm uses and/or animals, subject to conditions and limitations provided herein:
 - a. The total number of livestock allowed on a property shall be limited to the area of the property divided by the total minimum area required for each animal listed below:
 - (1) One horse, cow or swine per acre; or
 - (2) One goat, sheep, llama, alpaca or emu per half acre.
 - b. A minimum of five hundred square feet of area shall be required for each chicken, other fowl or rabbit kept on the property.

- c. The number of colonies of bees allowed on a property shall be limited to one colony for each ten thousand square feet of area and shall not be located closer than 50 feet from any property line.
 - d. Animals and fowl shall be properly caged or housed, and proper sanitation shall be maintained.
5. Forest uses, including the propagation and harvesting of forest products.
 6. Roadside stand.
 7. Limited Home Occupation.
 8. Publicly owned park, playground, or golf course.
 9. Public and semipublic buildings, structures and uses essential to the physical, social and economic welfare of an area, including but not limited to fire stations, schools, granges, community halls and churches.
 10. Fish and wildlife management.
 11. Utility and communication facilities necessary for public service.

SECTION 3.8.075 Uses Permitted With Standards

In the 5R Zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

Item 1 in this use category shall be subject to written consent from all surrounding adjacent property owners. Adjacent property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. The surrounding adjacent property owners shall be identified by the Planning Department after a pre-application conference has been held and the fee paid (same fee as if the application were for a conditional use). Adjacent owner consent signatures shall be verified by sending a copy of the signed consent form to each identified owner of record. If no negative comments are received within 12 days, the request shall be granted. If adjacent owner consent cannot be obtained, the request shall then be processed as a conditional use pursuant to §2.060.1.

1. Buildings accessory to a single-family dwelling in excess of 1,500 square feet.
2. One new single-family dwelling (SFD) on a lot or parcel at least two acres in size located outside of an urban growth boundary and containing a historic home (constructed between 1850 and 1945), which is to be converted to an “accessory dwelling unit” (ADU) upon completion of the new SFD, subject to the standards, limitations and restrictions of ORS 215 for the provision.

SECTION 3.8.100 Buildings and Uses Permitted Conditionally

In the 5R zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the provisions of §2.060.1 and Article 39 of this chapter:

1. Private park, playground, or golf course.
2. Nursery for the growing, sale and display of trees, shrubs and flowers.
3. Kennels.
4. Aggregate and mineral extraction.
5. Home Occupation.
6. Establishment of a new Medical Marijuana Grow Site (MMGS), expansion of a preexisting MMGS (i.e., OHA/OMMP* registered and established prior to March 1, 2016) or physical development (e.g., structures, fences, RV placements and building conversions) in conjunction with a preexisting MMGS which has occurred without permits, or new physical development in conjunction with a preexisting MMGS.

* Oregon Health Authority (OHA); Oregon Medical Marijuana Program (OMMP);

SECTION 3.8.150 Property Development Standards

1. **Size:** The minimum property size for which a building permit or placement permit for a dwelling may be issued is five (5) acres, or as otherwise provided in the Ordinance.
2. **Coverage:** Not over 40 percent of the lot area of any building site shall be covered by all buildings located thereon.
3. **Setbacks:** No structure other than a fence or sign shall be located closer than 30 feet from the right-of-way of a public road or from an easement serving more than 15 units of land, 10 feet from the right-of-way of other private road easements, and 10 feet from all other property lines.
4. **Height:** Maximum height of any structure shall be 45 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs shall not be illuminated or capable of movement.
 - c. The total sign area of all signs on the property shall be limited to thirty-two square feet.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.