

## **Chapter 18.24 REDMOND URBAN RESERVE AREA COMBINING ZONE**

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### **18.24.10. Purposes.**

The Redmond Urban Reserve Area (RURA) Combining Zone implements the Deschutes County Comprehensive Plan for those areas designated as urban reserve. The RURA Combining Zone maintains lands for rural uses in accordance with state law, but in a manner that ensures a range of opportunities for the orderly, economic, and efficient provision of urban serves when these lands are included in the Redmond Urban Growth Boundary.

### **18.24.020. Uses Permitted Outright.**

Uses permitted outright in the RURA Combining Zone shall be those identified in the underlying zoning districts.

### **18.24.030. Conditional Uses Permitted.**

Uses permitted conditionally in the RURA Combining Zone shall be those identified as conditional uses in the underlying zoning districts. Conditional uses shall be subject to all conditions of those zones as well as the requirements of this chapter.

### **18.24.040. Dimensional Standards.**

Notwithstanding the minimum lot size in an underlying zone with which the RURA is combined, new lots or parcels shall be a minimum of 10 acres in size. Partitions for the purpose of creating a non-farm dwelling pursuant to DCC 18.16.055 may be allowed that are less than 10 acres in size. (Ord. 2007-20 §2, 2007)

### **18.24.050. Setbacks.**

The following special setbacks are required in the RURA Combining Zone:

- A. Properties abutting existing public right of way for arterial and collector streets identified in the County Transportation System Plan shall meet the setbacks prescribed in the underlying zones.
- B. New buildings or structures shall be setback ninety (90) feet from the centerline of a planned collector or arterial identified on the County Transportation System Plan unless an application for an exception to this standard is submitted and approved under DCC 18.24.060.

(Ord. 2007-20 §2, 2007)

### **18.24.060. Setback Exception Application.**

If it is not feasible to locate a proposed building or structure outside of the prescribed setback identified in Section 18.24.050B, the property owner shall submit a Setback Exception Application. The application shall be processed as a land use permit regulated by DCC 22. The application shall include:

1. A site plan drawn to scale showing:

- a. The property boundaries;
  - b. The location of the proposed structure;
  - c. The location of other structures on the property;
  - d. The centerline of the future arterial or collector street;
  - e. Any other information needed to show why it is infeasible to locate the proposed structure outside of the required setback.
2. A written statement demonstrating that:
- a. It is infeasible to locate the proposed building or structure outside of the setback because of one or more of the following reasons:
    - i. Physical constraints of the property;
    - ii. Conflict(s) with standards in the underlying zone including, but not limited to, setbacks or siting requirements.
  - b. The proposed building or structure is located to minimize the encroachment into the setback.

**18.24.070. Limitations for Future Urban Development**

The following limitations shall apply to uses allowed by DCC 18.24.020 and 18.24.030. Zone changes and plan amendments involving land within the RURA Combining Zone and Multiple Use Agricultural, Surface Mining, or Rural Residential zoning districts that propose more intensive uses, including higher residential density, than currently allowed are prohibited.

(Ord. 2005-024 §1, 2005)