

Rural Residential Rule

The purpose of Statewide Planning Goal 14, Urbanization, is to provide for an orderly and efficient transition from rural to urban land use. On June 9, 2000, the Land Conservation and Development Commission adopted the Rural Residential Rule to further specify how Statewide Planning Goal 14 applies to rural lands in acknowledged exception areas planned for residential uses. This rule applies to lands that are planned and zoned primarily for residential uses and an exception to Statewide Planning Goals 3 (Agricultural Lands), and/or Goal 4 (Forest Lands) has been taken. This rule does not apply to:

- Land within an urban growth boundary;
- Land within an acknowledged unincorporated community boundary established pursuant to OAR Chapter 660, Division 022;
- Resource land, as defined in OAR 660-004-0005(2);
- Nonresource land, as defined in OAR 660-004-0005(3);
- Land zoned primarily for rural industrial, commercial or public use.

A lot or parcel may be created and/or a single family dwelling may be placed on such lot or parcel, where the application for partition or subdivision was filed and deemed to be complete in accordance with ORS 215.427(3), before October 4, 2000.

LAND DIVISIONS -- Creation of any new lot or parcel, in a residential area, smaller than two acres shall be considered an urban use, and an exception to Goal 14 would be required. Exceptions to this requirement:

- The parcel has two or more permanent habitable dwellings (ORS 215.283(t)(A)-(t)(D) which were established prior to October 4, 2000;
- Each new parcel created would have at least one of those permanent habitable dwellings on it; and,
- The partition would not create any vacant parcels on which a new dwelling could be established.
- Specific requirements can be applied to a planned unit development which averages the density across a parent parcel or clustering of dwellings.

RESIDENTIAL DEVELOPMENT -- The development, placement or use of one single family dwelling on a lot or parcel lawfully created in an acknowledged residential area is allowed subject to all other applicable laws. The following would require an application:

- More than one permanent single family dwelling on a lot or parcel in a residential area, when the overall density of the development will not exceed one dwelling for each unit of acreage specified in the zone (i.e., 5 Ac. per dwelling unit in RR-5, 10 Ac. per dwelling unit in RR-10). A temporary medical hardship dwelling, in addition to one dwelling that already exists, may be authorized, even when it exceeds the density.
- A new mobile home or manufactured dwelling park, if the density exceeds two acres per dwelling.

UPZONING RESIDENTIAL LAND -- After October 4, 2000, requirements for minimum lot or parcel sizes in residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14.

URBAN FRINGE -- Divisions of property located within one mile of the Ashland, Central Point or Medford Urban Growth Boundary shall maintain a 10 acre minimum lot size.