

CHAPTER 127
SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT

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127.010. PURPOSE. The purpose and intent of the Suburban Residential Zone is to provide a transition between urban and rural living within an officially designated sewered area, or an area which may be served with sewers during the next 10 years, or within an unincorporated community where water is available and methods for sewage disposal are available. [Amended by Ordinance 00-03]

127.020. USE. Within any SR, Suburban Residential Zone, no building, structure or premises shall be used, arranged or designed to be used, erected, structurally altered or enlarged, except for one or more of the following uses:

- (A) Single-family dwelling;
- (B) Manufactured home if located outside of an adopted urban growth boundary of a city;
- (C) Public and semi-public uses, buildings and structures;
 - (1) playgrounds, parks;
 - (2) hospitals, providing a 50-foot building setback is maintained from abutting, privately owned property;
 - (3) public buildings and structures such as libraries, fire stations.
- (D) Other main uses:
 - (1) Gardens, orchards, and crop cultivation, which include the processing and sale of produce that is raised only on the premises;
 - (2) Raising of livestock is permitted with a minimum of one (1) acre for the first animal unit, or fraction thereof, and one-half (1/2) acre for each animal unit thereafter. Cattle, horses, burros, donkeys, and other animals of comparable size each constitutes one (1) animal unit. Five (5) animals the size of sheep or goats constitute one (1) animal unit. All animals and fowl shall not be allowed to run at large off the property of the owner. Swine shall not be allowed on tracts of less than ten (10) acres. All animal unit ratios shall not apply on tracts of 20 acres or more. The keeping of livestock, fowl and fur-bearing animals and animal waste therefrom shall be done in such a reasonable manner as not to constitute a nuisance, especially by reason of odor, water pollution, or the attraction of rodents or flies and other insects,
 - (3) Temporary use of manufactured home during construction (see Limited Uses, Section 125.010),
 - (4) Temporary use of a pre-cutting and assembly facility within a new subdivision or planned development (see Limited Uses, Section 125.020),
 - (5) Subdivision or planned development sales office or development office (see Limited Uses, Section 125.030).
- (E) Right-of-way for public utilities for convenience and necessity;
- (F) Public utilities, structures directly related to the operation of (E) above, not to include storage, maintenance or related activities, when they comply with all yard and setback requirements;
- (G) Accessory uses and structures:
 - (1) Accessory dwelling units within an Urban Growth Boundary, subject to the requirements of PCZO Chapter 118; [Amended by Ordinance 18-02]
 - (2) Customary residential accessory buildings for private use, such as pergola, greenhouse, hot house, hobby shop or hobby house, summer house, patios - enclosed or covered patios, woodshed, quarters for domestic animals

- maintained as pets;
- (3) Fallout shelter;
- (4) Fences;
- (5) Garages and parking areas for the storage and protection of the automobiles of the residents of the dwelling, excluding public garages. If located inside of an adopted urban growth boundary of a city, a private garage is limited to not more than three (3) motor vehicles for each single-family dwelling on the same lot with or within the dwelling to which it is accessory to. [Amended by Ordinance 22-01]
- (6) Storage for a commercial vehicle, maximum of one (1) per dwelling;
- (7) Sleeping quarters and guest quarters not in the main building are permitted if such quarters are, and remain dependent upon the main building for either or both kitchen and bathroom facilities and the guest facilities are not used for residential purposes;
- (8) Swimming pools for private use (requires a building permit);
- (9) Private stables and barns;
- (H) Home occupations, as defined in Section 116.020.
- (I) The taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed two (2) in a single-family dwelling, nor more than four (4) in any legally established two-family dwelling.
- (J) Residential homes, as defined in Section 110.477. [Amended by Ordinances 89-17 and 00-03]
- (K) Transportation Improvements [Amended by Ordinance 01-01]
- (L) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

127.030. TRANSITIONAL USES. Transitional uses shall be permitted in an SR Zone where the side of a lot abuts upon any commercial (C) Zone or Industrial (I) Zone, provided that such transitional use does not extend across a street or alley and in no case more than 165 feet from the boundary of the less restricted zone which it adjoins, as follows:

- (A) Dwellings:
 - (1) Two-family dwellings (duplexes) if located within an urban growth boundary or within an unincorporated community;
- (B) Public and semi-public uses, buildings, and structures;
 - (1) Churches, if set back from all side and rear property lines at least 20 feet;
 - (2) Community or neighborhood club buildings, including swimming pools and other allied facilities, when erected by a non-profit community club for the improvement of the zone or social recreation of the members;

- (C) Other main uses:
 - (1) Public automobile parking area when located and developed as prescribed in Chapter 112;
 - (2) Outdoor plant nursery with no retail sales;
 - (3) Privately operated kindergartens or day nurseries, provided the residential character of the building is unchanged. [Amended by Ordinance 00-12]

127.035. USES PERMITTED SUBJECT TO REVIEW AND APPROVAL.

- (A) A manufactured dwelling unit within an adopted urban growth boundary subject to the following conditions:
 - (1) A manufactured dwelling placement permit shall be obtained from the Polk County Community Development prior to the moving in and locating of a manufactured dwelling on any lot. Building permits are required for any on-site construction.
 - (2) The manufactured dwelling and accessory structures shall comply with the development standards of this zoning district.
 - (3) The accessory structures attached to the manufactured dwelling shall be considered as a portion of the manufactured dwelling and shall observe the same yard requirements as a manufactured dwelling.
 - (4) The manufactured dwelling shall be situated upon a foundation system having an approved manufactured dwelling placement permit. Continuous skirting shall be applied around the base of the unit to completely screen with a sight-obscuring material all of the underside of the unit.
 - (5) The manufactured dwelling shall comply with the applicable manufactured dwelling placement requirements of that city based upon adopted intergovernmental agreements.
- (B) Hardship Temporary Manufactured Dwelling.

One manufactured dwelling unit in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or a relative of the resident, provided that:

 - (1) The medical hardship is certified by a licensed physician;
 - (2) The manufactured home is connected to the existing sewage disposal system; except when the County Sanitarian finds the existing system to be inadequate and that it cannot be repaired or is not physically available; If the manufactured home will use a public sanitary system, such condition will not be required.
 - (3) The applicant agrees to renew the permit every two years and will remove the manufactured home when the hardship condition ceases.
 - (4) Notice of Determination. Upon issuance of a temporary hardship determination by the Planning Director, determinations shall be mailed to the applicant and to interested parties based upon the provisions of Section 111.270 of the Polk County Zoning Ordinance. An appeal of the Planning Director's decision shall be processed pursuant to Section 111.280 of the Polk County Zoning Ordinance. [Amended by Ordinances 95-12 and 00-03]
- (C) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the

height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

127.040. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in Chapter 119 of this ordinance, the following uses will be permitted in an SR Zone:

- (A) Public and semi-public uses, buildings and structures;
 - (1) Churches, if set back from all side and rear property lines at least 20';
 - (2) Community or neighborhood club buildings, including swimming pools and other allied facilities, when erected by a non-profit community club for the improvement of the zone or social recreation of the members;
 - (3) Communications tower not exceeding 40-feet in height, as provided in Section 112.135 and the following:
 - a) The location, size, design and functional characteristics of the tower are reasonably compatible with the existing conditions and vegetation at the proposed site, the tower must be designed and constructed with material to reduce visibility of the tower by:
 - i) A site-specific study of the tower site identifying a proposed stealth (i.e. camouflage) construction type that may include but is not limited to a tree, or flagpole (no external antennas). The proposed color and surfacing of the tower and associated fixtures. [Amended by Ordinance 04-09]
 - (4) Communications tower over 40-feet in height but not exceeding 100-feet in height, as provided in Section 112.135 and the following:
 - a) Coverage limitations showing the proposed height of the tower is needed in order to meet the service type and area coverage needs. Propagation maps stamped by a professional engineer that demonstrate service type and area coverage shall be provided for the 40-foot height, and each 20-foot interval to the proposed tower height; or
 - b) Type of system (e.g. broadcast, FM radio, television); or
 - c) Other requirements of local, state, and federal agencies; and
 - d) The location, size, design and functional characteristics of the tower are reasonably compatible with the existing conditions and vegetation at the proposed site. The tower must be designed and constructed with material to reduce visibility of the tower by:
 - i) A site-specific study of the tower site identifying a proposed stealth (i.e. camouflage) construction type that may include but is not limited to a tree, or flagpole (no external antennas).
 - ii) The proposed color and surfacing of the tower and associated fixtures. [Amended by Ordinance 04-09]
- (5) Riding clubs and stables, rodeo grounds and similar uses;
- (6) Schools (elementary, junior high, and high school).
- (B) Miscellaneous uses;
 - (1) Privately operated kindergartens or day nurseries provided the residential character of the building is unchanged;
 - (2) Beauty shops, where no assistants are employed;
 - (3) Use of an accessory building for conducting a home occupation;

- (C) Dwellings;
 - (1) Two-family dwelling (duplexes) on a corner lot (See Specific Conditional Uses Section 119.150 (B)) if located within an urban growth boundary or within an unincorporated community.
 - (2) [Subsection (C) (2) deleted by Ord. 95-12, Sec. 5]
- (D) Boat, camper and trailer storage area or lot (see Specific Conditional Uses, Section 119.150 (C)).
- (E) [Subsection (E) deleted by Ord. 95-12, Sec. 5]
- (F) Planned Development;
- (G) Solid Waste Disposal Site (see Section 120.310 to 120.380);
- (H) Sand and Gravel Resource Site (see Section 120.410 to 120.460);
- (I) Conditional Home-Occupation (see Section 116.030).
- (J) [Subsection (J) repealed by Ord. 89-17, Sec. 23] [Amended by Ordinance 00-12]
- (K) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]
- (L) Bed and Breakfast Facility. A Bed and Breakfast Facility may be authorized within a single-family dwelling subject to the following standards:
 - (1) The Bed and Breakfast Facility shall be operated by a resident(s) of the dwelling in which the Bed and Breakfast Facility is located.
 - (2) The number of guest bedrooms shall not exceed five.
 - (3) The length of stay for any guest shall not exceed 15 consecutive nights.
 - (4) Food service may be provided only to overnight guests of the Bed and Breakfast Facility. Food service may include the service of meals other than breakfast. [Amended by Ordinance 14-04]