

## Summary of Common Base Zones

*The table below is an informal summary and does not capture all development requirements or property-specific information. For details on a specific zone or exceptions to the standards listed here, refer to Deschutes County Code or contact Planning staff.*

Summary	Allowed Uses Include, but are not limited to:	Conditional Uses Include, but are not limited to:	Minimum Lot Size	Setbacks from Property Lines	Code Section
<p><b>Terrebonne Residential District (TeR)</b></p> <p><i>This zone allows for a variety of residential uses suited for available water and sewer capacity and compatible with the rural character of the area.</i></p>	<p>Single-family dwellings, two-family dwellings (duplexes), low intensity home occupations, and agricultural uses are allowed with minimal standards. Childcare subject to additional standards.</p> <p>For a full list see DCC 18.66.020(A, B)</p>	<p>Multi-family developments, public uses, intensive home occupations, and certain commercial uses.</p> <p>For a full list see DCC 18.66.020(C)</p>	<p>Not served by community water and sewer system: Single family home - 22,000 square feet Two-family dwelling - 33,000 square feet</p> <p>Served by community water and sewer system: Single family home - 7,500 square feet Two-family dwelling - 10,000 square feet</p>	<p>Front - 20 feet from local street, 30 feet from collector street, 80 feet from arterial street. Side - 5 feet, sum of both side yards must be at least 15 feet. Rear - 20 feet Any property line adjacent to farm land - 100 feet</p>	<p><a href="#">18.66.020</a></p>
<p><b>Terrebonne Residential - 5 Acre Minimum (TeR5)</b></p> <p><i>This zone intends to retain larger rural residential lots in the Terrebonne Rural Community.</i></p>	<p>Same as above.</p> <p>For a full list see DCC 18.66.030(A, B)</p>	<p>Same as above.</p> <p>For a full list see DCC 18.66.030(C)</p>	<p>5 acres</p>	<p>Same as above.</p>	<p><a href="#">18.66.030</a></p>
<p><b>Tumalo Residential District (TuR)</b></p> <p><i>This zone allows for a variety of residential uses suited for available water and sewer capacity and compatible with the rural character of the area.</i></p>	<p>Single-family dwellings, two-family dwellings (duplexes), low intensity home occupations, and agricultural uses are allowed with minimal standards. Intensive commercial or public uses allowed subject to additional standards.</p> <p>For a full list see DCC 18.67.020(A, B)</p>	<p>Multi-family developments, public uses, intensive home occupations, and certain commercial uses.</p> <p>For a full list see DCC 18.67.020(C)</p>	<p>Not served by community water and sewer system: 1 acre</p> <p>Served by community water and sewer system: Single family home - 22,000 square feet Two-family dwelling - 33,000 square feet</p>	<p>Front - 20 feet from local street, 30 feet from collector street, 80 feet from arterial street. Side - 5 feet, sum of both side yards must be at least 15 feet. Rear - 20 feet Any property line adjacent to farm land - 100 feet</p>	<p><a href="#">18.67.020</a></p>
<p><b>Tumalo Residential District - 5 Acre Minimum (TuR5)</b></p> <p><i>This zone intends to retain larger rural residential lots in the Tumalo Rural Community.</i></p>	<p>Single-family dwelling, low intensity home occupations, and agricultural uses. Childcare subject to additional standards.</p> <p>For a full list see DCC 18.67.030(A, B)</p>	<p>Public uses, intensive home occupations, and certain commercial uses.</p> <p>For a full list see DCC 18.67.030(C)</p>	<p>5 acres</p>	<p>Front - 20 feet from local street, 30 feet from collector street, 80 feet from arterial street. Side - 5 feet, sum of both side yards must be at least 15 feet. Rear - 20 feet Any property line adjacent to farm land - 100 feet</p>	<p><a href="#">18.67.030</a></p>



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<b>Sunriver Single Family Residential (RS)</b>  <i>This zone allows for single family homes in the unincorporated community of Sunriver.</i>	Single family home.  For a full list see DCC 18.108.030(A)	Public and recreation uses.  For a full list see DCC 18.108.030(B)	6,000 square feet	Front - 20 feet Side - 5 feet for structures up to 21 feet in height, 7.5 for structures above 21 feet. Rear - 0-25 feet dependent on proximity to open space.	<a href="#">18.108.030</a>
<b>Multiple Family Residential (RM)</b>  <i>This zone allows for multiple family homes in the unincorporated community of Sunriver.</i>	Single family homes, two-family dwellings (duplexes), multi-family developments, and low intensive home occupations.  For a full list see DCC 18.108.040(A)	Public and recreation uses.  For a full list see DCC 18.108.040(B)	Dependent on type of development	Dependent on type of development	<a href="#">18.108.040</a>
<b>Resort Community Zone (Seventh Mountain / Widgi Creek, Black Butte Ranch)</b>  <i>This zone allows for development in compliance with each community's approved master plan.</i>	Single family homes, time-share facilities, recreational facilities. Resort facilities, public uses, multi-family dwellings, employee housing, and hotel and motels subject to additional standards.  For a full list see DCC 18.110	Religious assemblies, wireless telecommunication facilities.  For a full list see DCC 18.110	Dependent on type of development	Dependent on type of development	<a href="#">18.110.060</a>
<b>Rural Residential (RR-10)</b>  <i>This is one of the most common residential zones in Deschutes County and allows for residential development that maintains a rural character.</i>	Single-family dwellings, ADU, agriculture, small-scale horse stables and limited home businesses.  For a full list see DCC 18.60.020	Semipublic and public uses, additional types of home businesses, schools, wireless telecommunications facilities, bed and breakfasts.  For a full list see DCC 18.60.030	10 acres for a standard land division. A planned or cluster development may allow for additional density and smaller lot sizes.	Front- 20 feet from a local street, 30 feet from a collector, 50 feet from an arterial street. Side- 10 feet. Rear- 20 feet.	<a href="#">18.60</a>
<b>Multiple Use Agricultural (MUA-10)</b>  <i>This zone allows for rural residential development, agricultural use, and limited commercial uses included those associated with agriculture.</i>	Single-family dwellings, ADU, agriculture, small-scale horse stables and limited home businesses.  For a full list see DCC 18.32.020	Guest houses, semipublic and public uses, additional types of home businesses, commercial activity in conjunction with farm use, wireless telecommunications facilities, bed and breakfast, and guest lodges.  For a full list see DCC 18.32.030	10 acres for a standard land division. A planned or cluster development may allow for additional density and smaller lot sizes.	Front - 20 feet from local street, 30 feet from collector street, 80 feet from arterial street. Side - 20 feet (100 feet for dwelling if adjacent property is receiving farm tax deferral). Rear - 25 feet (100 feet for dwelling if adjacent property is receiving farm tax deferral)	<a href="#">18.32</a>



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<p><b>Urban Area Reserve Zone (UAR-10)</b></p> <p><i>This zone is located near the Bend Urban Growth Boundary and is intended to provide a transition between urban and rural development.</i></p>	<p>Single-family dwellings, guest houses, ADU, several commercial uses are allowed subject to Site Plan Review.</p> <p>For a full list see DCC 19.12.020</p>	<p>Public uses, schools, limited commercial uses.</p> <p>For a full list see DCC 19.12.030</p>	<p>10 acres for a standard land division. A planned or cluster development may allow for additional density and smaller lot sizes.</p>	<p>Front - 50 feet. Side - 10 feet. Rear - 50 feet.</p>	<p><a href="#">19.12</a></p>
<p><b>Exclusive Farm Use (EFU)</b></p> <p><i>This zone allows for farm use and is intended to preserve larger parcels sizes and high-value farmland. A residence is not permitted on all lots in this zone.</i></p>	<p>Farm use, replacing or altering an existing dwelling (requires land use approval). Uses subject to additional standards include: farm-related dwelling, utility facility, winery, farm stands, processing of farm crops, agri-tourism.</p> <p>For a full list see DCC 18.16.020, DCC 18.16.025</p>	<p>Nonfarm dwelling*, commercial activity in conjunction with farm use, home occupations, landscaping business, solar farm, dog kennel.</p> <p>Please contact Planning if property is located within the Horse Ridge subzone (EFU-HR)</p> <p>For a full list see DCC 18.16.030, DCC 18.16.031, DCC 18.16.033</p>	<p>Will depend on whether any part of the property is irrigated. The minimum size for irrigated land divisions will depend on which region of the County ("subzone") the property is within. The minimum lot size for nonirrigated land is 80 acres. However, nonirrigated parcels that are 40 acres in size may create one new nonfarm parcel if they qualify for a nonfarm dwelling.</p>	<p>Front - 40 feet from local street, 60 feet from collector street, 100 feet from arterial street. Side - 25 feet (100 feet for nonfarm dwelling if adjacent property is receiving farm tax deferral). Rear - 25 feet (100 feet for nonfarm dwelling if adjacent property is receiving farm tax deferral)</p>	<p><a href="#">18.16</a></p>
<p><b>Forest Use Zone (F1)/ Forest Use Zone (F2)</b></p> <p><i>These zones are intended for forest and timber use, and residences and other non-forest uses are allowed in limited cases.</i></p>	<p>Forest use and associated temporary structures, fire towers, irrigation facilities, altering or replacing an existing dwelling (requires land use approval).</p> <p>For a full list see DCC 18.36.020, DCC 18.40.020</p>	<p>Private parks and campgrounds, telecommunications tower, utility facilities, fire stations, reservoirs, medical hardship dwelling, single-family dwellings</p> <p>All new buildings require land use review and must meet siting and road access requirements for fire safety.</p> <p>For a full list see DCC 18.36.030, DCC 18.40.030</p>	<p>80 acres</p>	<p>Front - 40 feet from a local street, 60 feet from a collector street, 100 feet from an arterial street Side - 25 feet (100 feet if neighboring property is zoned Forest Use) Rear - 25 feet (100 feet if neighboring property is zoned Forest Use)</p>	<p><a href="#">18.36</a> <a href="#">18.40</a></p>
<p><b>Rural Commercial Zone (RC)</b></p> <p><i>This zone allows for a variety of commercial uses in limited areas of the County</i></p>	<p>A number of commercial uses. The specific uses permitted will depend on whether the property is in Spring River, Deschutes Junction, or Pine Forest/Rosland.</p> <p>For a full list see DCC 18.74.020, DCC 18.74.025, DCC 18.74.027</p>	<p>Larger-scale commercial and industrial uses than those permitted outright, may include: larger retail or restaurant space, mini-storage, RV park, school, utility facility, automobile repair and gas stations.</p> <p>For a full list see DCC 18.74.020, DCC 18.74.025, DCC 18.74.027</p>	<p>Dependent on proposed use and on-site sewage disposal.</p>	<p>Front - 20 feet from a local street, 30 feet from a collector street, 80 feet from an arterial street Side - 10 feet (50 feet if neighboring property is zoned farm or forest use) Rear - 20 feet (50 feet if neighboring property is zoned farm or forest use)</p>	<p><a href="#">18.74</a></p>
<p><b>Rural Industrial Zone (RI)</b></p> <p><i>This zone allows for a variety of industrial and commercial uses.</i></p>	<p>Farm use, packaging and distribution of raw materials, caretaker residence, wholesale distribution, kennel or veterinary clinic, welding or machine shop.</p> <p>For a full list see DCC 18.100.010</p>	<p>Concrete plant, storing and crushing aggregate minerals, automobile wrecking yard, mini-storage, manufacturing, utility facility, processing and packaging food and beverage products, repair and sales of farm equipment.</p> <p>For a full list see DCC 18.100.020</p>	<p>No minimum lot size as long as there is sufficient room to meet off-street parking requirements.</p>	<p>Front - 50 feet. Side - 25 feet (50 feet if adjacent to a residential lot or use). Rear - 25 feet (50 feet if adjacent to a residential lot or use).</p>	<p><a href="#">18.100</a></p>

