



Welcome to Multnomah County Land Use and Transportation Planning.

Our planning staff is here to assist you in understanding rules for developing in the Scenic Area and to help you tailor your project to meet them. As part of that effort, we have developed a series of handouts to explain the development standards and processes that you will need to follow. This handout explains allowed uses. Call-out boxes on the right may refer to other handouts that provide additional information on a particular topic.

What Are Allowed Uses?

Allowed uses are uses that have a minimal impact on resources in the Scenic Area. They are allowed “outright,” that is, they are allowed without a County planning review process and there is no public notice of the project.

Examples of Allowed Uses

The types of uses allowed outright vary depending on the zoning district. NSA Handout #2 and the accompanying tables describe allowed uses in each zoning district. Some examples are:

- Actions taken because of emergency or disaster events
- Repair, maintenance, and operation of existing structures (for example, reconstructing a rotten deck, replacing broken windows, re-roofing a building, putting a new coat of paint on a home, etc.)
- Replacement of certain elements of transportation and utility facilities in the same location as existing facilities (for example, resurfacing existing paved roads, replacing or modifying underground utilities in roads in the same location, etc.)

What is in this handout?

- What are Allowed Uses
- Examples of Allowed Uses
- Where to go to get a building permit

See NSA Handout #2,
Use Tables

Next Steps—Building Permit(s)?

A building permit may be needed. Within the National Scenic Area, the City of Gresham processes building permits for Multnomah County. The City of Troutdale processes building permits for parcels within their city limits. Applicants need to:

- Contact the City of Gresham or Troutdale Building Department about the proposed development and obtain information about applying for a building permit(s).
- If a building permit is required, you will need to take your plans to the County Land Use Planning Office to be signed off by a planner before you submit them to the City (the County has a list of what you will need to bring in). The sign-off is done over the counter and generally takes 20 to 30 minutes to complete.
- Once the County has signed-off the building permit application, it can be submitted to the City for review.

Important: The City of Gresham will not review applications for building permits in the National Scenic Area until the County has verified that the development complies with National Scenic Area rules and has stamped its approval on the building plans.