

# About this Zoning Code

## I. Introduction:

Planning Area – The majority of land in unincorporated Multnomah County is divided into planning areas which have unique development patterns, community character, and natural features. There are occasional differences in zoning regulations, development standards, and Comprehensive Plan policies between one Planning Area and another. The term Planning Area is a change from Plan Area and is consistent with the Comprehensive Plan – this change is deliberate because the Rural Area Plans are now incorporated into the new Comprehensive Plan. The Planning Areas are:

Columbia River Gorge National Scenic Area (Chapter 38)

East of Sandy River Rural Planning Area

Sauvie Island – Multnomah Channel Rural Planning Area

West Hills Rural Planning Area

West of Sandy River Rural Planning Area

Urban Planning Area (also known as Unincorporated Pockets), which are all unincorporated lands that are not in one of the other planning areas or an urban pocket area.

Descriptions of these Planning Areas, along with maps depicting their location, are provided in Chapter 1 of the Comprehensive Plan.

**Note:** Urban Pockets are unincorporated portions of Multnomah County that are within an urban service boundary of a city, are subject to city zoning, and are administered by the city in accordance with intergovernmental agreements between the County and the city administering the urban service area. As such, Urban Pockets are distinct from County Planning Areas.

Base Zone or Base Zone District – refers to the underlying suite of land uses allowed, or conditionally allowed (or prohibited) on land within the district.

Overlay Zone, Overlay Zone District, and Special District – refer to special zone districts that are in addition to a the base zone(s). These districts include specific standards for land uses and development in addition to those in the underlying base zone.

<b>‘Base’ Zones</b>	
BRC – Burlington Rural Center	
C-3 – Retail Commercial - 3	
CFU – Commercial Forest Use	
CFU	
CFU-1 – Commercial Forest Use - 1	
CFU-2 – Commercial Forest Use - 2	
CFU-3 – Commercial Forest Use - 3	
CFU-4 – Commercial Forest Use - 4	
CFU-5 – Commercial Forest Use - 5	
EFU – Exclusive Farm Use	
LM – Urban Light Manufacturing	
LR – Urban Low Density Residential	
LR-5 – Urban Low Density Residential - 5	
LR-7 – Urban Low Density Residential - 7	
LR-10 – Urban Low Density Residential - 10	
MR-4 – Urban Medium Density Residential - 4	
MUA-20 – Multiple Use Agriculture - 20	
MUF – Multiple Use Forest	
OCI – Orient Commercial-Industrial	
OR – Orient Rural Center Residential	
PH-RC – Pleasant Home Rural Center	
SRC – Springdale Rural Center	
RC – Rural Center	
RR – Rural Residential	
UF-20 – Urban Future	

<b>‘Overlay’ Zones</b>	
FD – Areas of Special Flood Hazard	
GH – Geologic Hazards	
HP – Heritage Preservation	
HP-1 Heritage Preservation - 1	
LF – Airport Landing Field District	
NI – Noise Impact	
PD – Planned Development	
PAM – Protected Aggregate and Mineral Sites	

PAM-EA – Extraction Area PAM-IA – Impact Area
SEC – Significant Environmental Concern SEC-sw – scenic waterway SEC-v – scenic views SEC-w – wetlands SEC-s – streams SEC-wr – water resource SEC-h – wildlife habitat
WRG – Willamette River Greenway

## II. Content Organization and Page Layout:

Multnomah County Code (MCC) Chapter 39 is concerned with land-use, zoning, and development in unincorporated Multnomah County (excluding the Columbia River Gorge National Scenic Area, which is covered By MCC Chapter 38). This zoning code is divided into 9 parts, each concerned with a particular aspect of zoning, uses, and development. The general hierarchy of the zoning code is described below.

Term Used	Explanation
Chapter (39)  Or  Zoning Code	This is the Multnomah County Code (MCC) concerned with land-use, zoning, and development excluding the National Scenic Area, which is covered by MCC 38.  Chapter 39 will also be known as the Zoning Code (formerly Zoning Ordinance) of Multnomah County Oregon. –the title Zoning Code is consistent with the terminology in the current Comprehensive Plan.
Part	These are the major parts of Chapter 39 that broadly organize subject matter within Chapter 39.
Subpart	Parts are further divided into more specific subject matter – denoted with Roman numerals.
Section	Parts are further divided into numbered Sections covering specific subject matter.
Subsection	All further numbered or lettered divisions of a section are called subsections.  The hierarchy of subsections is: (A), (B), (C) etc. (1), (2), (3), etc. (a), (b), (c), etc. 1., 2., 3., etc. a., b., c., etc. <i>i., ii., iii., etc.</i>