

# Multnomah County Zoning Code Chapter 39

# **Table of Contents**

#### Part 1 - Administration, Procedures, Enforcement, Permits and Fees

1.A	General Provisions
39.1000	Title
39.1010	Severability
1.B	Procedures
39.1100	Applicability
39.1105	Summary of Decision Making Processes
39.1110	Assignment of Decision Makers
39.1115	Initiation of Action
39.1120	Pre-application conference meeting
39.1125	Application requirements for type II – IV Applications
39.1130	Complete Application – Required Information
39.1135	Completeness Review and 150-Day Rule
39.1140	Hearings Process – Type II Appeals, Type III or Type IV Applications
39.1145	Review Procedures Before the Board of County Commissioners of an Appeal of a
	Hearings Officer Decision on a Type II or Type III Permit
39.1150	Hearings Notice – Type II Appeals, Type III or Type IV Applications
39.1155	Posting Notice requirements – Type III, Type IV Hearings
39.1160	Appeals
39.1165	Reapplication Limited
39.1170	Conditions of Approval and Notice of Decision
39.1175	Recording of Decision
39.1180	Performance Guarantees
39.1185	Expiration of Type II or Type III Decisions
39.1190	Expiration of Prior Land Use Decisions
39.1195	Extension of a Type II or Type III Decision
39.1200	Revocation of Decisions

39.1205	Type IV Quasi-Judicial Plan and Zone Change Approval Criteria
39.1210	(PC) Legislative Hearing Process
39.1215	Notice of Legislative Hearings
39.1220	Continuance of PC Hearings
39.1225	Interpretations and Requests for Lot of Record Verification
39.1230	Transfer of Approval Rights
39.1235	Ex Parte Contact, Conflict of Interest and Bias
39.1240	Procedural Objections
39.1245	Fees
1.C	Violations, Enforcement and Fines
39.1500	Title
39.1505	Definitions
39.1510	Violations
39.1515	Code Compliance and Applications
39.1520	Policy, Purpose, Powers of Director
39.1525	Voluntary Compliance Agreement
39.1530	Notice of Violation, Abatement, Fine and Right to Appeal
39.1535	Emergency Enforcement
39.1540	Stop Work Orders
39.1545	No Appeal
39.1550	Appeal
39.1555	Enforcement of Hearings Officer Order
39.1560	Civil Fine
39.1565	Judicial Review
1.D	Planning Commission
39.1600	Planning Commission
39.1605	Membership of Commission
39.1610	Terms of Office of Commission Members
39.1615	Vacancies and Removal of Commission Members
39.1620	Officers and staff
39.1625	Committees
39.1630	Administration
39.1635	Meetings
39.1640	Coordination
39.1645	Powers and Duties of Commission
1 17	Diamaia a Diamatan
1.E	Planning Director
§ 39.1700	Planning Director
§ 39.1705	Enforcement
1.F	Hearings Officer
	<del>-</del>

#### Part 2 - Definitions

39.2000 Definitions

#### Part 3 - Lot of Record

3.A	General Provisions
39.3000	Lot of Record – Generally
3.B	Lot of Record Requirements Specific to Each Zone
39.3010	Lot of Record – Commercial Forest Use (CFU)
39.3020	Lot of Record – Commercial Forest Use-1 (CFU-1)
39.3030	Lot of Record – Commercial Forest Use-2 (CFU-2)
39.3040	Lot of Record – Commercial Forest Use-3 (CFU-3)
39.3050	Lot of Record – Commercial Forest Use-4 (CFU-4)
39.3060	Lot of Record – Commercial Forest Use-5 (CFU-5)
39.3070	Lot of Record – Exclusive Farm Use (EFU)
39.3080	Lot of Record – Multiple Use Agriculture-20 (MUA-20)
39.3090	Lot of Record – Rural Residential (RR)
39.3100	Lot of Record – Rural Center (RC)
39.3110	Lot of Record – Burlington Rural Center (BRC) and Springdale Rural Center (SRC)
39.3120	Lot of Record – Pleasant Home Rural Center (PH-RC) and Orient Rural Center
	Residential (OR) and Orient Commercial-Industrial (OCI)
39.313 0	Lot of Record – Urban Light Manufacturing (LM)
39.314 0	Lot of Record – Urban Low Density Residential (LR-5, LR-7, LR-10) and Urban
	Medium Density Residential (MR-4)
39.3150	Lot of Record – Multiple Use Forest (MUF)
39.3160	Lot of Record – Urban Future (UF-20)

#### Part 4 – Base Zones

4.A	Resource Districts
4.A.1	COMMERCIAL FOREST USE DISTRICTS (CFU)
39.4050	Purposes
39.4055	Area Affected
39.4060	Definitions
39.4065	Uses
39.4070	Allowed Uses
39.4075	Review Uses
39.4080	Conditional Uses
39.4085	Large-Acreage Dwelling Standards
39.4090	Template Dwelling Standards
39.4095	Heritage Tract Dwelling Standards

39.4100	Use Compatibility Standards
39.4105	Building Height Requirements
39.4110	Forest Practices Setbacks and Fire Safety Zones
39.4115	Development Standards for Dwellings and Structures
39.4120	Lot Size Requirements
39.4125	Lots of Exception
39.4130	Lot Line Adjustment; Property Line Adjustment
39.4135	Access
39.4140	Lot Size for Conditional Uses
39.4145	Off-Street Parking and Loading
39.4150	Single Family Dwellings Condition of Approval - Prohibition on Claims Alleging
	Injury from Farm or Forest Practices
39.4155	Exceptions to Secondary Fire Safety Zones
4.A.2	EXCLUSIVE FARM USE (EFU)
39.4200	Purpose
39.4205	Area Affected
39.4210	Definitions
39.4215	Uses
39.4220	Allowed Uses
39.4225	Review Uses
39.4230	Conditional Uses
39.4235	Limitations to the Design Capacity of Structures
39.4240	Single Family Dwellings Conditions of Approval – Prohibition on Claims
	Alleging Injury from Farm or Forest Practices
39.4245	Dimensional Requirements and Development Standards
39.4250	Exceptions to Lot Size for Specific Uses
39.4255	Lot Line Adjustment; Property Line Adjustment
39.4260	Access
39.4265	Standards for Specified Farm Dwellings
4.B	Non-Resource Residential Base Zones (Exception Lands)
4.B.1	MULTIPLE USE AGRICULTURE (MUA-20)
39.4300	Purpose
39.4302	Area Affected
39.4305	Uses
39.4310	Allowed Uses
39.4315	Review Uses
39.4320	Conditional Uses
39.4325	Dimensional Requirements and Development Standards
39.4330	Lots of Exception and Property Line Adjustments
39.4335	Lot Sizes for Conditional Uses
39.4340	Off-Street Parking and Loading

39.4345	Access
4.B.2	RURAL RESIDENTIAL (RR)
39.4350	Purpose
39.4352	Area Affected
39.4355	Uses
39.4360	Allowed Uses
39.4365	Review Uses
39.4370	Conditional Uses
39.4375	Dimensional Requirements and Development Standards
39.4380	Lots of Exception and Property Line Adjustments
39.4385	Lot Sizes for Conditional Uses
39.4390	Off-Street Parking and Loading
39.4395	Access
4.C	Rural Center and Commercial-Industrial Base Zones
4.C.1	RURAL CENTER (RC)
39.4400	Purpose
39.4402	Area Affected
39.4405	Uses
39.4410	Allowed Uses
39.4415	Review Uses
39.4420	Conditional Uses
39.4425	Dimensional Requirements and Development Standards
39.4430	Lots of Exception and Property Line Adjustments
39.4435	Lot Sizes for Conditional Uses
39.4440	Off-Street Parking and Loading
39.4445	Access
4.C.2	BURLINGTON RURAL CENTER (BRC)
39.4450	Purpose
39.4452	Area Affected
39.4455	Uses
39.4460	Allowed Uses
39.4465	Review Uses
39.4470	Conditional Uses
39.4475	Dimensional Requirements and Development Standards
39.4480	Lots of Exception and Property Line Adjustments
39.4485	Lot Sizes for Conditional Uses
39.4490	Off-Street Parking and Loading
39.4495	Access

4.C.3	PLEASANT HOME RURAL CENTER (PH-RC)
39.4500	Purpose
39.4502	Area Affected
39.4505	Uses
39.4510	Allowed Uses
39.4515	Review Uses
39.4520	Conditional Uses
39.4525	Dimensional Requirements and Development Standards
39.4530	Lots of Exception and Property Line Adjustments
39.4535	Lot Sizes for Conditional Uses
39.4540	Off-Street Parking and Loading
39.4545	Access
4.C.4	SPRINGDALE RURAL CENTER (SRC)
39.4550	Purpose
39.4552	Area Affected
39.4555	Uses
39.4560	Allowed Uses
39.4565	Review Uses
39.4570	Conditional Uses
39.4575	Dimensional Requirements and Development Standards
39.4580	Lots of Exception and Property Line Adjustments
39.4585	Lot Sizes for Conditional Uses
39.4590	Off-Street Parking and Loading
39.4595	Access
4.C.5	ORIENT RURAL CENTER RESIDENTIAL (OR)
39.4602	Area Affected
39.4605	Uses
39.4610	Allowed Uses
39.4615	Review Uses
39.4620	Conditional Uses
39.4625	Dimensional Requirements and Development Standards
39.4630	Lots of Exception and Property Line Adjustments
39.4635	Lot Sizes for Conditional Uses
39.4640	Off-Street Parking and Loading
39.4645	Access
4.C.6	ORIENT COMMERCIAL-INDUSTRIAL (OCI)
39.4650	Purpose
39.4652	Area Affected
39.4655	Uses
39.4660	Allowed Uses

39.4665	Review Uses
39.4670	Conditional Uses
39.4675	Dimensional Requirements and Development Standards
39.4680	Lots of Exception and Property Line Adjustments
39.4685	Lot Sizes for Conditional Uses
39.4690	Off-Street Parking and Loading
39.4695	Access
<b>4.</b> D	Urban Base Zones
4.D.1	MULTIPLE USE FOREST (MUF)
39.4700	Purposes
39.4702	Uses
39.4705	Primary Uses
39.4707	Uses Permitted Under Prescribed Conditions
39.4710	Conditional Uses
39.4712	Accessory Uses
39.4715	Temporary Uses
39.4717	Dimensional Requirements and Development Standards
39.4720	Lots of Exception
39.4722	Lot Sizes for Conditional Uses
39.4725	Off-Street Parking and Loading
39.4727	Access
39.4730	Right to Complete Single-Family Dwelling
39.4732	Residential Use Development Standards
4.D.2	RETAIL COMMERCIAL (C-3)
39.4735	Uses
39.4737	Restrictions
39.4739	Design Review
4.D.3	URBAN FUTURE BASE ZONES GENERAL PROVISIONS
39.4740	Purposes
39.4742	Access
39.4743	Exceptions to Dimensional Requirements
39.4744	Off-Street Parking and Loading
39.4745	Signs
39.4746	Lot Sizes for Conditional Uses
4.D.3.a	URBAN FUTURE (UF-20)
39.4750	Uses
39.4751	Primary Uses
39.4752	Uses Permitted Under Prescribed Conditions
39.4753	Conditional Uses

39.4754	Dimensional Requirements and Development Standards
4.D.4	URBAN LIGHT MANUFACTURING (LM)
39.4760	Purposes
39.4762	Uses
39.4763	Primary Uses
39.4764	Permitted Under Prescribed Conditions
39.4765	Conditional Uses
39.4766	Dimensional Requirements
39.4767	Landscaped Buffer Area
39.4768	Access
39.4769	Exceptions to Dimensional Requirements
39.4770	Lot Sizes for Conditional Uses
39.4771	Off-Street Parking and Loading
39.4772	Airport-Related and Other Commercial Use Approval Criteria
39.4773	Industrial Area Retail and General Commercial Use Approval Criteria
39.4774	Conditional Use of Land Reclassified from Urban Future to Urban Immediate
39.4775	Design Review
4.D.5	URBAN LOW DENSITY RESIDENTIAL BASE ZONES GENERAL
	PROVISIONS (LR-5, LR-7, LR-10)
39.4780	Purposes
39.4781	Access
39.4782	Exceptions to Dimensional Requirements.
39.4783	Off-Street Parking and Loading
39.4784	Signs
39.4785	Lot Sizes for Conditional Uses
39.4786	Residential Development in Unsewered Urban Areas
4.D.5.a	SOLAR ACCESS PROVISIONS FOR NEW DEVELOPMENT IN THE URBAN
	LOW DENSITY RESIDENTIAL BASE ZONES
39.4790	Purpose
39.4791	Design Standard
39.4792	Exemptions from Design Standard
39.4793	Adjustments to Design Standard
39.4794	Protection from Future Shade
39.4795	Application
39.4796	Procedure
39.4798	Solar Balance Point Provisions
39.4799	Applicability
39.4800	Solar Site Plan Required
39.4801	Maximum Shade Point Height Standard
39.4802	Exemption from the Maximum Shade Point Height Standard

39.4803	Adjustments to the Maximum Shade Point Height Standard
39.4804	Analysis of Allowed Shade on Solar Feature
39.4805	Solar Balance Point
39.4806	Yard Setback Adjustment
39.4807	Review Process
39.4808	Solar Access Permit Provisions
39.4809	Applicability
39.4810	Approval Standards for a Solar Access Permit
39.4811	Duties Created by Solar Access Permit
39.4812	Application Contents
39.4813	Definitions
<b>4.D.5.b</b> URBA	N LOW DENSITY RESIDENTIAL – 5 BASE ZONE (LR-5)
39.4820	Uses
39.4822	Primary Uses
39.4824	Uses Permitted Under Prescribed Conditions
39.4826	Conditional Uses
39.4828	Multiplex Locational Requirements
39.4830	Dimensional Requirements and Development Standards
4.D.5.c	URBAN LOW DENSITY RESIDENTIAL – 7 BASE ZONE (LR-7)
39.4850	Uses
39.4852	Primary Uses
39.4854	Uses Permitted Under Prescribed Conditions
39.4856	Conditional Uses
39.4858	Multiplex Locational Requirements
39.4860	Two-Unit Dwelling Locational Requirements
39.4862	Dimensional Standards and Development Requirements
<b>4.D.5.d</b> URBA	N LOW DENSITY RESIDENTIAL – 10 BASE ZONE (LR-10)
39.4870	Uses
39.4872	Primary Uses
39.4874	Uses Permitted Under Prescribed Conditions
39.4876	Conditional Uses
39.4878	Dimensional Requirements
4.D.6	URBAN MEDIUM DENSITY RESIDENTIAL BASE ZONES GENERAL
	PROVISIONS
39.4900	Purposes
39.4905	Access
39.4910	Exceptions to Dimensional Requirements
39.4915	Off-Street Parking and Loading

39.4920	Signs
39.4925	Lot Sizes for Conditional Uses
39.4930	Single Family Dwelling Approval Criteria
39.4935	Business or Professional Office or Clinic Approval Criteria
39.4940	Business or Professional Office or Clinic Development Standards
39.4945	Limited Commercial Use Approval Criteria
39.4950	Limited Commercial Use Development Standards
39.4955	Ambulance Service Substation as a Use Under Prescribed Conditions
39.4960	Design Review
39.4965	Residential Development in Unsewered Urban Areas
4.D.6.a	URBAN MEDIUM DENSITY RESIDENTIAL – 4 BASE ZONE (MR-4)
39.4970	Uses
39.4975	Primary Uses
39.4980	Uses Permitted Under Prescribed Conditions
39.4985	Conditional Uses
39.4990	Dimensional Requirements
Part 5 - 0	Overlays
5.A	Flood Hazard Overlay (FH)
39.5000	Purposes
39.5005	Definitions
39.5010	Areas Affected
39.5015	Permits
39.5020	Exemption from Development Standards
39.5025	Application Information Required
39.5030	Development Standards
39.5035	Floodway Requirements
39.5040	Procedure When Base Flood Elevation Data is Not Available
39.5045	Watercourse Relocation and Alteration
39.5050	County Records
39.5055	Review and Approval Fee
5.B	Geologic Hazards
39.5070	Purposes
39.5075	Permits Required
39.5080	Exempt Land Uses and Activities
39.5085	Application Information Required
39.5090	Grading and Erosion Control Standards for Geologic Hazards Permit
39.5095	Definitions

## 5.C Heritage and Historic Preservation

<b>5.C.1</b> 39.5100 39.5105 39.5110 <b>5.C.2</b> 39.5150 39.5155	HISTORIC PRESERVATION (HP) Purposes Area Affected Standards to Establish an HP Subdistrict  HISTORIC PRESERVATION DISTRICT (HP-1) Purposes Definition
39.5160 39.5165	Uses HP-l Conditional Use Approval Criteria
39.5170	Permits
<b>5.D</b> 39.5180 7050	Airport Landing Field (LF) Purpose
39.5182 <mark>7055</mark> 39.5184 <b>7060</b>	Uses Allowed Uses
39.5184 <b>7065</b>	Conditional Uses
39.5188 <mark>7070</mark>	Approval Criteria for an LF Conditional Use
39.5190 <mark>7075</mark>	Development Limitations
5.E	Noise Impact
39.5200	Purposes
39.5205	Application
39.5210	Uses
39.5215	Performance Standard
39.5220 39.5225	Noise Easement Required
39.5230	Disclosure Statement Required Appeals
39.5235	Review and Modification
5.F	Planned Development (PD)
39.5300	Purposes
39.5305	Areas Affected
39.5310	Development Plan and Program Contents
39.5315	Criteria for Approval
39.5320	Development Standards
39.5325	Minimum Site Size
39.5330	Relationship of the Planned Development to Environment
39.5335	Open Space
39.5340	Density Computation for Residential Developments
39.5345	Staging
39.5350	Permitted Uses

5.G	Protected Aggregate and Mineral Sites (PAM)
39.5400	Purposes
39.5405	Area Affected
39.5410	Exemptions
39.5415	Definitions
39.5420	PAM Overlay Special Subdistricts
39.5425	Procedure For Applying The PAM Subdistrict
39.5430	Extraction Area (PAM-EA) Allowed Uses
39.5435	Impact Area (PAM-IA) - Allowed Uses
39.5440	Use Approval Criteria
39.5445	Termination of the Protected Aggregate and Mineral Resources Subdistrict
5.H.1	Significant Environmental Concern (SEC) Districts
39.5500	Purposes
39.5505	Area Affected
39.5510	Uses; SEC Permit Required
39.5515	Exceptions
39.5520	Application for SEC Permit
39.5525	Applicable Approval Criteria
39.5530	SEC Permit – Required Findings
39.5535	Scope of Conditions
39.5540	Criteria for Approval of SEC Permit
5.H.2	SEC STANDARDS APPLICABLE IN THE WEST OF SANDY RIVER AREA ONLY
39.5550	Existing Uses
39.5565	Buildable Lot Encroachment
39.5560	General Requirements for Approval in Areas Designated as SEC-wr or SEC-h
5.H.3	SEC STANDARDS APPLICABLE IN THE URBAN PLAN AREA ONLY
39.5570	Existing Uses
39.5575	General Requirements for Approval in Areas Designated as SEC-wr
39.5580	Nuisance Plant List
5.H.4	SCENIC WATERWAY (SEC-sw) 39.5600
39.5600	Criteria for Approval of SEC-sw Permit Scenic Waterway
5.H.5	SIGNIFICANT SCENIC VIEWS (SEC-v) 39.5650
39.5650	Criteria for Approval of SEC-v Permit Significant Scenic Views

<b>5.H.6</b> 39.5700	SIGNIFICANT WETLANDS (SEC-w) 39.5700 Criteria for Approval of SEC-w Permit – Significant Wetlands
5.H.7	STREAMS (SEC-s)
39.5750	Criteria for Approval of SEC-s Permit Streams
5.H.8	WATER RESOURCES (SEC-wr)
39.5800	Criteria for Approval of SEC-wr Permit – Water Resource
5.H.9	WILDLIFE HABITAT (SEC-h)
39.5850	SEC-h Clear and Objective Standards
39.5860	Criteria for Approval of SEC-h Permit – Wildlife Habitat
<b>5.</b> I	Willamette River Greenway (WRG)
39.5900	Purposes
39.5905	Area Affected
39.5910	Uses - Greenway Permit Required
39.5915	Definitions
39.5920	Exceptions
39.5925	Greenway Permit Application
39.5930	WRG Permit - Required Findings
39.5935	Greenway Design Plan
39.5940	Significant Wetlands
Part 6 – C	ommon Development Standards
6.A	Applicability and Scope
39.6000	Applicability and Scope
6.B	Grading and Stormwater
39.6200	Purposes
39.6205	Erosion Control Related Definitions
39.6210	Permits Required
39.6215	Exempt Land Use Activities
39.6220	Application Information Required
39.6225	Minimal Impact Project Permit Standards
39.6230	Grading and Erosion Control Permit Standards
39.6235	Stormwater and Runoff Standards
6.C	Parking, Signs and Exterior Lighting
6.C.1	PARKING, LOADING, CIRCULATION AND ACCESS
39.6500	Purpose
	1

00 (505	
39.6505	General Provisions
39.6510	Continuing Obligation
39.6515	Plan Required
39.6520	Use of Space
39.6525	Location of Parking and Loading Spaces
39.6530	Improvements Required
39.6535	Change of Use
39.6540	Joint Parking or Loading Facilities
39.6545	Existing Spaces
39.6550	Standards of Measurement
39.6555	Design Standards: Scope
39.6560	Access
39.6565	Dimensional Standards
39.6570	Improvements
39.6575	Signs
39.6580	Design Standards: Setbacks
39.6585	Landscape and Screening Requirements
39.6590	Minimum Required Off-Street Parking Spaces
39.6595	Minimum Required Off-Street Loading Spaces
39.6600	Exceptions from Required Off-Street Parking or Loading Spaces
6.C.2	SIGNS
39.6700	Purpose
39.6705	Applicability and Scope
39.6710	Conformance
39.6720	Exempt Signs
39.6725	Prohibited Signs
39.6730	Determination of Frontages
39.6735	Variances
39.6740	Base Zone Sign Regulations
39.6745	Signs Generally
39.6750	Signs Generally in the LM Zone
39.6755	Signs Generally in the C-3 Zone
39.6760	Signs for Office and Commercial Uses in the MR-4 Zone
39.6765	Signs Generally in the MR-4 Zone
39.6770	Billboard Regulations
39.6780	Sign Placement
39.6785	Fascia Signs
39.6790	Projecting Signs
39.6795	Flush Pitched Roof Signs
39.6800	Marquees and Awnings
39.6805	Directional Signs
39.6810	Temporary Signs
	1 / 0

39.6815	Applicability in the Event of Conflicts
39.6820	Sign Related Definitions and Figures
6.C.3	EXTERIOR LIGHTING
39.6850	Dark Sky Lighting Standards
6.D	Responses to an Emergency/Disaster Event
39.6900	Responses to an Emergency/Disaster Event
c	
Part 7 – Co	onditional Uses and Community Service Uses
7.A	Conditional Uses
39.7000	Purposes
39.7005	General Provisions
39.7010	Conditions and Restrictions
39.7015	Conditional Use Approval Criteria
39.7020	Additional Approval Criteria for Certain Transportation Uses in the Exclusive Farm
	Use Zoning District
39.7025	Design Review
39.7030	Design Review Exemption
39.7035	Conditional Use Permit
7.A.1	KEEPING OF DOGS (CU)
39.7100	Uses
39.7105	Location Requirements
39.7110	Minimum Site Size Requirements
39.7115	Minimum Setback Requirements
39.7120	Other Requirements
39.7125	Other Approvals
39.7130	Exemptions
7.A.2	LARGE FILLS (CU)
39.7200	Purposes
39.7205	Excluded Areas
39.7210	Application Information Required
39.7215	Criteria for Approval
39.7220	Monitoring
7.A.3	MINING AND MINERAL EXTRACTION (CU)
39.7300	Definitions
39.7305	Purposes
39.7310	Exceptions
39.7315	Criteria for Approval

39.7320	Site Reclamation
39.7325	Monitoring
39.7330	Existing Operations
37.7330	Existing Operations
7.A.4	STORAGE OF MOTOR VEHICLES OF SPECIAL INTEREST (CU)
39.7350	Definitions
39.7355	Uses
39.7360	Approval Criteria
39.7365	Conditions and Restrictions
7.A.5	TYPE C HOME OCCUPATION (CU)
39.7400	Purposes
39.7405	Criteria for Approval
39.7410	Type C Home Occupation Renewal
7.B	Community Service Uses
39.7500	Purpose
39.7505	General Provisions
39.7510	Conditions and Restrictions
39.7515	Approval Criteria
39.7520	Uses
39.7525	Restrictions
7.B.1	RADIO AND TELEVISION TRANSMISSION TOWERS (CS)
39.7550	Purpose
39.7555	Definitions
39.7560	Application Requirements
39.7565	Approval Criteria for New Transmission Towers
39.7570	Design Review
39.7575	Radiation Standards
7.B.2	REGIONAL SANITARY LANDFILLS (CS)
39.7600	Definitions
39.7605	Purpose
39.7610	Application Requirements
39.7615	Criteria for Approval
39.7620	Conditions
39.7625	Limitations on Application of Ordinance
7.B.3	SURPLUS PUBLIC SCHOOL SPACE (CS)
39.7650	Limited Alternative Uses of Surplus Public School Space Located in MUA-20, RR, RC
	BRC, SRC, PH-RC, and OR Districts.

7.B.4	WIRELESS COMMUNICATION FACILITIES (CS)
39.7700	Purposes
39.7705	Applicability
39.7710	Review Procedures Distinguished
39.7715	Definitions
39.7720	Exclusions
39.7725	General Requirements
39.7730	Registration of Wireless Communications Carriers and Providers
39.7735	Application Submittal Requirements
39.7740	Approval Criteria for Lands Not Zoned Exclusive Farm Use
39.7745	Approval Criteria for Land Zoned Exclusive Farm Use
39.7750	Maintenance
39.7755	Abandonment
39.7760	Appeals
39.7765	Statutory Severability
	,
7.B.5	WATERFRONT USES (CS)
39.7800	Marinas and Floating Home Moorages
39.7805	Parking
39.7810	Other Requirements
Part 8 – S <sub>1</sub>	pecific Use Standards
Part 8 – S <sub>1</sub>	pecific Use Standards  Design Review
-	•
8.A	Design Review
<b>8.A</b> 39.8000	Design Review Purposes
<b>8.A</b> 39.8000 39.8005	Design Review Purposes Elements of Design Review Plan
<b>8.A</b> 39.8000 39.8005 39.8010	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required
8.A 39.8000 39.8005 39.8010 39.8015	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions
8.A 39.8000 39.8005 39.8010 39.8015 39.8020	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8035	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030 39.8035 39.8040	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature Design Review Criteria
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030 39.8035 39.8040 39.8045 39.8050	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature Design Review Criteria Required Minimum Standards Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030 39.8035 39.8040 39.8045 39.8050  8.B	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature Design Review Criteria Required Minimum Standards Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements  Adjustments and Variances
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030 39.8035 39.8040 39.8045 39.8050  8.B 39.8200	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature Design Review Criteria Required Minimum Standards Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements  Adjustments and Variances Purpose
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030 39.8035 39.8040 39.8045 39.8050  8.B	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature Design Review Criteria Required Minimum Standards Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements  Adjustments and Variances
8.A 39.8000 39.8005 39.8010 39.8015 39.8020 39.8025 39.8030 39.8035 39.8040 39.8045 39.8050  8.B 39.8200 39.8205	Design Review Purposes Elements of Design Review Plan Design Review Plan Approval Required Exceptions Application of Regulations Design Review Plan Contents Final Design Review Plan Delay in the Construction of a Required Feature Design Review Criteria Required Minimum Standards Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements  Adjustments and Variances Purpose Scope

<b>8.C</b> 39.8300 39.8305 39.8310 39.8315	Nonconforming Uses Nonconforming Uses Verification of Nonconforming Use Status Restoration or Replacement Due to Fire, other Casualty or Natural Disaster Alteration, Expansion or Replacement of Nonconforming Uses
<b>8.</b> D. <b>1</b> 39.8400	Special Permits and Applications BUS PASSENGER SHELTERS Bus Passenger Shelters
<b>8.D.2</b> 39.8450	HISTORICAL STRUCTURES AND SITES PERMITS Historical Structures and Sites Permits
<b>8.D.3</b> 39.8500	MARIJUANA BUSINESS Marijuana Business
<b>8.D.4</b> 39.8600 39.8605 39.8610	MOBILE HOMES AND MOBILE HOME PARKS  Development Standards for Mobile Homes on Individual Lots within Urban Districts  Mobile Home Park Approval Criteria  Mobile Home Park Development Standards
<b>8.D.5</b> 39.8700	TEMPORARY DWELLING FOR A HEALTH HARDSHIP PERMIT Temporary Dwelling for a Health Hardship Permit
<b>8.D.6</b> 39.8750	TEMPORARY PERMITS FOR CERTAIN USES Temporary Permits for Certain Uses
<b>8.D.7</b> 39.8800	TYPE A HOME OCCUPATION Type A Home Occupation
<b>8.D.8</b> 39.8850	TYPE B HOME OCCUPATION Type B Home Occupation
<b>8.E</b> 39.8860	Accessory Structures – Condition of Approval Condition of Approval – Accessory Structures
<b>8.F</b> 39.8870 39.8875 39.8880 39.8885	Farm Stands Purposes Definitions Farm Stand Permits Standards for Farm Stands

8.G	Wineries
39.8900	Purposes
39.8905	Definitions
39.8910	Standards for Establishment and Operation of Wineries
39.8915	Uses and Activities in Conjunction with a Winery
39.8920	Standards for Agri-Tourism or Other Commercial Events at Wineries

## Part 9 - Parcels, Lots, Property Lines and Land Divisions

Part 9 - Parcels, Lots, Property Lines and Land Divisions		
9.A	Purpose, Scope, and Types of Land Divisions	
39.9000	Title	
39.9005	Purpose	
39.9010	Intent	
39.9015	Scope	
39.9020	Compliance Required	
39.9025	Board Findings Concerning Land Division Classifications	
39.9030	Land Division Categories Distinguished	
39.9035	Category 1 Land Divisions	
39.9040	Category 2 Land Divisions	
39.9045	Category 3 Land Divisions	
39.9050	Category 4 Land Divisions	
9.B	Consolidation of Parcels and Lots	
39.9200	Consolidation of Parcels and Lots	
9.C	Property Line Adjustments	
39.9300	Property Line Adjustment	
9.D	Land Divisions	
39.9400	Criteria for Approval, Category 1 and Category 2 Tentative Plan and Future Street	
	Plan	
39.9405	Contents of Category 1 and Category 2 Tentative Plan	
39.9410	Category 1 and Category 2 Tentative Plan Map Specifications	
39.9415	Category 1 and Category 2 Tentative Plan Map Contents	
39.9420	Written Information: Category 1 and Category 2 Tentative Plan	
39.9425	Supplementary Material: Category 1 and Category 2 Tentative Plan	
39.9430	Criteria for Approval: Category 3 Tentative Plan	
39.9435	Contents of Category 3 Tentative Plan	
39.9440	Tentative Plan Approval Time Limits; Staged Development	

39.9445	Future Street Plan Requirements: Findings and Purposes
39.9450	Future Street Plan Required
39.9455	Exception to Future Street Plan Requirement
39.9460	Future Street Plan Contents
39.9465	Recording and Filing
39.9470	Revision of Future Street Plan
9.E	Standards for Land Divisions
39.9500	Application of General Standards and Requirements
39.9505	Land Suitability
39.9510	Lots and Parcels
39.9515	Acreage Tracts
39.9520	Street Layout
39.9525	Street Design
39.9530	Street Reserve Strips
39.9535	Temporary Turnarounds
39.9540	Street Names
39.9545	Required Improvements
39.9550	Streets, Sidewalks, Pedestrian Paths and Bikeways
39.9555	Easements
39.9560	Street Trees
39.9565	Street lighting
39.9570	Water System
39.9575	Sewage Disposal
39.9580	Surface Drainage and Storm Sewer Systems
39.9585	Electrical and Other Wires
39.9590	Other Utilities
39.9595	Adjustments and Variances
39.9600	Improvement Agreement
39.9605	Final Drawing and Prints
39.9610	Information Required on Subdivision Plat or Partition Plat
39.9615	Supplemental Information with Subdivision Plat or Partition Plat
39.9620	Technical Review and Approval of Subdivision Plat or Partition Plat
39.9625	Final Approval Effective
9.F	Replats
39.9650	Replatting of Partition and Subdivision Plats
37.7030	Replacting of 1 artition and Subdivision 1 facs
9.G	Legalization of Lots and Parcels That Were Unlawfully Divided 39.9700
39.9700	Legalization of Lots and Parcels That Were Unlawfully Divided
9.H	Condominiums
39.9800	Approval of Declaration, Plat and Floor Plans
	· · · · · · · · · · · · · · · · · · ·

9.I	Street Naming and Property Numbering
39.9905	Policy and Purpose
39.9910	Scope
39.9915	Application of City of Portland System
39.9920	Directional Designations, Urban Area
39.9925	Street Naming and Property Numbering Grid
39.9930	North-South Street Numbering System, Urban Area
39.9935	East-West Street Naming System, Urban Area
39.9940	Street Naming System, Rural Area
39.9945	Other Designations for Streets
39.9950	Naming and Numbering of Private Streets
39.9955	Naming of a New Rural Area Street; Renaming of an Existing Urban or Rural Area
	Street: Procedure
39.9960	Street Name Signs
39.9965	Numbering of Property, Rural and Urban Areas
39.9970	Renumbering of Property; Notice
39.9975	Placement of Address Numbers
39.9980	Administration; Powers of the Director
39.9985	Application of City of Gresham Street Naming and Property Addressing Guidelines

## **CHAPTER 29: BUILDING REGULATIONS**

#### **BUILDING CODE**

	DOIEDHAG CODE
29.001	Title; Area Of Application.
29.002	Policy.
29.003	Adoption Of State Building Code By Reference.
<del>29.004</del>	Building Code Board Of Appeals; Membership; Duties.
<del>29.005</del>	Powers Of Board Of Appeals.
29.004	Fire Code Compliance
29.006	Determination Of Buildings As Unsafe.
29.007	Notice To Owner Of Unsafe Building; Contents.
29.008	Limited Use Of Unsafe Building.
29.009	Hearing; Abatement Of Unsafe Building Nuisance.
29.010	Fees.
29.011	Permits For Temporary Buildings Or Structures.
29.012	Repealed by Ord. 1186
29.013	Repealed by Ord. 1186
36.0525	Certificate of Occupancy.
	ELECTRICAL CODE
29.100	Title; Area Of Application.
29.101	Policy.
29.102	Adoption Of The State Of State Electrical Specialty Safety Code By Reference.
29.103	Determination Of Building As Unsafe.
29.104	Application For Permit.
29.105	Plans And Specifications.
29.106	Fees.
PLUMBING CODE	
29.200	Title; Area Of Application.
29.201	Policy.
29.202	Adoption Of The State Plumbing Specialty Code By Reference.
<del>29.203</del>	Plumbing Code Board Of Appeals.
29.204	Determination Of Buildings As Unsafe.
29.205	Other Permits Required.
29.206	Violations.
29.207	Fees.

#### § 29.XXX ON-SITE SEWAGE

# GRADING AND EROSION CONTROL (Excluding West of Sandy River Plan Area)

	Sandy River Plan Area)
<del>29.330</del> -	Purposes.
<del>29.331</del>	Erosion Control Related Definitions.
29.333	Requirements For A Minimal Impact Project.
<del>29.336</del>	Permits Required.
29.339	Exempt Land Uses And Activities.
<del>29.342</del>	Application Information Required.
29.345	Grading And Erosion Control Permit Standards.
<del>29.348</del>	Permit Fee.
	WEST OF SANDY RIVER GRADING AND EROSION CONTROL
<del>29.350</del>	<del>Purposes.</del>
<del>29.351</del>	Erosion Control Related Definitions.
<del>29.353</del>	Requirements For A Minimal Impact Project.
<del>29.356</del>	Permits Required.
<del>29.359</del>	Exempt Land Uses And Activities.
<del>29.362</del>	Application Information Required.
<del>29.365</del>	Grading And Erosion Control Permit Standards.
	-CONDOMINIUMS
<del>29.400</del>	Approval Of Declaration, Plat And Floor Plans.
<del>29.401</del>	Fee For Review And Approval.
	STREET STANDARDS - PART 1: GENERAL PROVISIONS
29.500-	Title.
29.501	Definitions.
29.502	Area Of Application.
29.503	Policy; Powers Of Director.
29.504	Administration And Enforcement.
29.505	Institution Of Legal Proceedings.
29.506	Permits Required.

Variances From Requirements Of This Code Or Adopted Rules.

Acceptance Of Deeds And Easements For Road Purposes.

29.50729.508

#### STREET STANDARDS - PART 2: ADOPTION OF RULES

29.530-	Initiation Of Rule Adoption.
29.531	Approval Of Rule Form; Filing.
29.532	Contents Of Notice Of Intent To Adopt.
29.533	Notice Publication.
29.534	Review And Comment Period.
29.535	Rule Adoption.
29.536	Postponement Of Rule Action.
29.537	Request For Public Hearing.
29.538	Public Hearing Notice Contents.
29.539	Publication Of Notice Of Public Hearing.
29.540	Public Hearing; Action On Rule; Filing.
29.541	Appeal To The Board Of County Commissioners.
29.542	Appeal And Review Request Contents.
29.543	Commissioner Request For Review.
29.544	Date Of Hearing.
29.545	Notice Of Appeal Hearing.
29.546	Conduct Of Appeal Hearing.
29.547	Temporary Rules.
29.548	Requirements For Effective Temporary Rule.
29.549	Effective Date Of Temporary Rule.
29.550	Duration Of Temporary Rule.
	STREET STANDARDS - PART 3: RULE GUIDELINES
29.560-	General Guidelines.
29.561	Functional Classification.
29.562	Local Streets Category.
29.563	Land Use Category.
29.564	Collector Streets Category.
29.565	Scenic Route Category.
29.566	Transit Corridor Streets Category.
29.567	Arterials Category.
29.568	Urban And Rural Streets Category.
29.569	Freeways Category.
29.570	Transitways Category.

Right-Of-Way And Improvement Standards.

Rules For Streets, Roads And Rights-Of-Way.

Rules For Drainage Facilities.

29.571

29.572

29.573

29.575	Rules For Pedestrian Paths And Bikeways.
29.576	Rules For Sanitary Sewer.
29.577	Rules For Utility Location.
29.578	Rules For Right-Of-Way Use.
29.579	Rules For Street Lighting.
29.580	Rules For Street Trees.
29.581	Rules For Development Support And Financing.
29.582	Rules For Accessways.
29.583	Rules For Street Closure.
	FLOOD HAZARD REGULATIONS
<del>29.600</del>	Purposes.
	Definitions.
<del>29.602</del>	Areas Affected.
<del>29.603</del>	Permits.
<del>29.604</del>	Exemption from Development Standards.
<del>29.605</del>	Application Information Required.
<del>29.606</del>	Development Standards.
<del>29.607</del>	Floodway Requirements.
<del>29.608</del>	Procedure When Base Flood Elevation Data is Not Available.
<del>29.609</del>	Watercourse Relocation and Alteration.
<del>29.610</del>	County Records.
<del>29.611</del>	Review and Approval Fee.
	BRIDGE SPECIAL EVENTS
29.701	Title.
29.702	Findings.
29.703	Definitions.
29.704	Special Event Permit Required.
29.705	Categories of Special Events, Conditions.
29.706	Special Event Permit Application Deadlines.
29.707	Permit Application Review Procedure.
29.708	Permit Application Review Criteria.
29.709	Contents of Special Event Permit.
29.710	Insurance Requirements.
29.711	Revocation of Special Event Permit.
29.712	Special Event Permit Application Fee, Deposit and Cost Recovery.

Rules For Traffic Control And Traffic Control Devices.

29.574

- 29.713 Interference with a Special Event Prohibited.
- 29.714 Cancellation, Recovery of Costs.
- 29.999 Penalty