



Multiple Use Forest MUF

11.15.2162 Purposes

The purposes of the Multiple Use Forest District are to conserve and encourage the use of suitable lands for the growing and harvesting of timber and small wood lot management; to provide for agricultural uses; to conserve and protect watersheds, wildlife habitats and other forest associated uses and scenic values; to provide standards for residential and other uses, including local and tourist commercial services which are compatible with forest and agricultural uses; to assure public and private recreation opportunities and to minimize potential hazards from fire, pollution, erosion and urban development.

11.15.2164 Area Affected

MCC .2162 through .2194 shall apply to those lands designated MUF-38 and MUF-19 on the Multnomah County Zoning Map.

11.15.2166 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2168 through .2176.

11.15.2168 Primary Uses

- (A) Forest practices associated with the production, management and harvesting of timber;
- (B) Wood processing operations, such as:
 - (1) Pole and piling preparation;
 - (2) Portable sawmill for lumber cutting only;
 - (3) Wood chipping;
 - (4) Manufacture of fence posts; and
 - (5) Cutting firewood and similar miscellaneous products.
- (C) Farm Use, as defined in ORS 215.203(2)(a) for the following purposes only:
 - (1) Raising and harvesting crops;

- (2) Raising of livestock or honeybees; or

- (3) Any other agricultural or horticultural purpose or animal husbandry purpose or combination thereof, except as provided in MCC .2172(B).

- (D) Public and private conservation areas and structures other than dwellings for the protection of water, soil, open space, forest and wildlife resources; and

- (E) Residential use consisting of a single-family dwelling including a mobile or modular home, on a lot of 38 acres or more, subject to the residential use development standards of MCC .2194.

11.15.2170 Uses Permitted Under Prescribed Conditions

- (A) Residential use, in conjunction with a primary use listed in MCC .2168, consisting of a single-family dwelling, including a mobile or modular home, subject to the following:

- (1) The lot size shall meet the standards of MCC .2178(A) or MCC .2182(A) to (C), but shall not be less than ten acres.

- (2) A resource management program for at least 75% of the productive land of the lot, as described in MCC .2172(D)(2)(a) consisting of:

- (a) A forest management plan certified by the Oregon State Department of Forestry, the Oregon State University Extension Service, or by a person or group having similar forestry expertise, that the lot and the plan are physically and economically suited to the primary forest or wood processing use;

- (b) A farm management plan certified by the Oregon State University Extension Service, or by a person or group having similar agricultural expertise, that the lot and the plan are physically and economically

- (3) No permit shall be issued for improvement of a mortgage lot unless the contract seller of the tract out of which the mortgage lot is to be created and the mortgagee of said mortgage lot have agreed in writing to the creation of the mortgage lot.

[Renumbered 1990, Ord. 643 § 2]

11.15.2174 Accessory Uses

- (A) Signs, pursuant to the provisions of MCC11.15.7902-.7982. [Amended 1986, Ord. 543 § 2]
- (B) Off-street parking and loading;
- (C) Home occupations; and
- (D) Other structures or uses customarily accessory or incidental to any use permitted or approved in this district.

11.15.2176 Temporary Uses

When approved pursuant to MCC .8705 and .8710.

11.15.2178 Dimensional Requirements

- (A) Except as provided in MCC .2180, .2182, .2184 and .7720, the minimum lot size shall be according to the short-title zone district designation on the Zoning Map, as follows:

MUF-38.....38 acres
MUF-19.....19 acres

- (B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

- (C) Minimum Yard Dimensions - Feet

| Front | Side | Street Side | Rear |
|-------|------|-------------|------|
| 30 | 10 | 30 | 30 |

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

[Amended 1984, Ord. 428 § 2]

- (D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall

determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.

- (E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

11.15.2180 Lots of Exception

- (A) The approval authority may grant an exception to permit the creation of a lot of less than the minimum specified in MCC .2178(A), after August 14, 1980, when in compliance with the dimensional requirements of MCC .2178(C) through (E). Any exception shall be based on findings that the proposal will:

- (1) Substantially maintain or support the character and stability of the overall land use pattern of the area;
- (2) Be situated upon land generally unsuitable for commercial forest use or the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation and the location or size of the tract;
- (3) Be compatible with accepted farming or forestry practices on adjacent lands;
- (4) Be consistent with the purposes described in MCC .2162;
- (5) Satisfy the applicable standards of water supply, sewage disposal and minimum access; and
- (6) Not require public services beyond those existing or programmed for the area.

- (B) Except as provided in MCC .2180(D), no lot of Exception shall be approved unless:

- (1) The Lot of Record to be divided exceeds the area requirements of MCC .2178(A), and
- (2) The division will create no more than one lot which is less than the minimum area required in MCC .2178(A).